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Zoning Division North York



6/17/52

Township of North York

BY-LAW No. 7625

as amended

7 A Zoning By-Law

OFFICE CONSOLIDATION

This edition is prepared for purposes of convenience only, and for accurate reference, recourse should be had to the original By-law and amendments thereto.

JUNE 25, 1952

REPRINTED MARCH 1, 1963

(Identical to Aug. 1/60 Printing)

Can G.B. be used for
rear yard or carriage.

Yes

No

(see below)

John Smith WTB

Dec 23/63

SZ

Can GB be used for
rear yard? No!

Pat Sullivan

Bldg. Dept.

Dec. 23/63

SZ

Can be used for parking.

John Smith rep a private park. = 01



Grant Avery

Government
Publications

Pat Mulligan Oldy Sept

Township of North York

BY-LAW No. 7625

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TEXT OF

TOWNSHIP OF NORTH YORK

BY-LAW No. 7625

(As Amended)

A ZONING BY-LAW

SECTION No.	SYMBOL	TITLE	PAGE No.
1		Title	1
2		Definitions	2
3		Schedules	12
4		Districts	12
5		Zones	14
6		General Provisions for All Zones	16
7	R	General Provisions for One-Family Detached Dwelling Zones	21
8	R-R	Rural Residential Zones	25
9	R-A	Suburban Residential Zones	28
10	R1	One-Family Detached Dwelling First Density Zone	32
11	R2	One-Family Detached Dwelling Second Density Zone	34
12	R3	One-Family Detached Dwelling Third Density Zone	37
13	R4	One-Family Detached Dwelling Fourth Density Zone	42
14	R5	One-Family Detached Dwelling Fifth Density Zone	45
15	RM	General Provisions for Multiple-Family Dwelling Zones	47
16	RM1	Multiple-Family Dwellings First Density Zone	50
17	RM2	Multiple-Family Dwellings Second Density Zone	51
18	RM3	Multiple-Family Dwellings Third Density Zone	52
19	RM4	Multiple-Family Dwellings Fourth Density Zone	54
20	RM5	Multiple-Family Dwellings Fifth Density Zone	56
20A	RM6	Multiple-Family Dwellings Sixth Density Zone	57
21	G~	Greenbelt Zone	58
22	C	General Provisions for Commercial Zones	59
23	C1	General Commercial Zones	65
24	C2	Local Shopping Centre Zone	69
25	C3	District Shopping Centre Zone	71
26	C4	Restricted Commercial Zone	73
27	C5	Service Shop Zone	75
30	M	General Provisions for Industrial Zones	77
31	M1	Warehousing and Select Industrial Zone	80
32	M2	Industrial (Inside Storage) Zone	81
33	M2S	Controlled Storage Industrial Zone	82
34	M3	Industrial and Storage Yard Zone	83
35		Airport Hazard Area Zones	84
36	O	General Provisions for Open Space Zones	85
37	O1	Public Park Zones	87
38	O2	Private Open Space Zones	88
39	O3	Semi-Public Open Space Zones	88
40		Administration	89
41		Continuation of Existing Regulations	90
42		Validity	90
		Schedule "E"	91



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TOWNSHIP OF NORTH YORK

BY-LAW No. 7625

AS AMENDED BY BY-LAWS Nos. 7956, 8163, 8287 as amended by 8427; 8364, 8365 as amended by 8428; 8523 as amended by 8906 and 9155; 8837 as amended by 9026; 8920, 9257 as amended by 9806; 9746, 9961, 10212 as amended by 10428; 10458 as amended by 10853; 10971, 11040, 11669, 11732, 11997, 12117 as amended by 12267; 12225, 12338, 12340 as amended by 12592; 12485, 12537 as amended by 12679; 12574 as amended by 12677; 12639, 12678 as amended by 12716; 12881 as amended by 13015; 13192 as amended by 13405; 13587 as amended by 13741; 14606 as amended by 15144.

A ZONING BY-LAW

A By-law to regulate the use of land and the erection, use, bulk, height and location of buildings in the Township of North York.

Read a first and second time January 30th, 1952.

Read a third time and finally passed, June 25th, 1952.

The Council of the Corporation of the Township of North York enacts as follows:

SECTION 1—TITLE

This By-law shall be known as the "Zoning By-law" of the Township of North York.

DEFINITIONS

SECTION 2-DEFINITIONS

For the purpose of this By-law the definitions and interpretations given in this section shall govern:

Accessory Building	2.1 “Accessory Building” shall mean a subordinate building or structure on the same lot as the main building, or a part of the main building devoted exclusively to an accessory use.
Accessory Use	2.1.1 “Accessory Use” shall mean a use naturally and normally incidental to, subordinate to and devoted exclusively to the main use of the premises.
Agricultural Use	2.2 “Agricultural Use” shall mean a use of land, structure or building for the purpose of forestry, field crops, fruit farming, market gardening, dairying, pasturage, animal husbandry, poultry or bee-keeping or any other farming use, including the growing, raising, packing, treating and storing of vegetable produce produced on the premises, and other similar uses or enterprises customarily carried on in the field of general agriculture and not obnoxious.
Airport	2.3 “Airport” shall mean airport as defined in “The Air Regulations” and any airport required by The Crown for military purposes.
Apartment	2.4 “Apartment”—See “Dwelling, Apartment House” (2.32.4).
Apartment Hotel	2.4.1 “Apartment Hotel” shall mean a building or portion of a building used mainly for the purpose of furnishing living quarters for families by the month or more than a month, and not for any period of less than a month, and having at least six suites of rooms for rent, and having a restaurant or dining room, but shall not include an hotel or ordinary lodging house.
Apartment House	2.4.2 “Apartment House”—See “Dwelling, Apartment House” (2.32.4).
Automobile Service Station	2.5 “Automobile Service Station” shall mean an automobile service station as defined by “The Municipal Act”, R.S.O. 1950, Sec. 388. S.S. 122A” but shall not include a car sales lot or car washing establishment.
Basement	2.6 “Basement” shall mean a storey which has not more than one half of the height between the floor and ceiling below the established grade.
Block	2.7 “Block” shall mean all land fronting on one side of a street between the nearest streets, intersecting, meeting or crossing the aforesaid street.
Block (on a registered plan)	2.7.1 “Block (on a registered plan)” shall mean a parcel of land on a registered plan, which parcel is indicated by the word and letter “Block A”, “B”, “C” or as the case may be.
Board	2.8 “Board” shall mean the Planning Board of the Township of North York.
Boarding or Lodging House	2.9 “Boarding or Lodging House” shall mean a dwelling in which lodging with or without meals is supplied for gain, but shall not include an hotel, hospital, children’s home, nursing home, home for the aged or other similar establishment.
Building Height	2.10 “Building Height” shall mean the vertical distance between the <u>established grade</u> , and in the case of a flat roof, the highest point of the roof surface, or in the case of a mansard roof the deck line, or in the case of a gabled, hip, or gambrel roof, the mean height level between eaves and ridge, and a penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house the mechanical equipment of any building shall be disregarded in calculating the height of such building.

DEFINITIONS

- 2.11** “**Building By-law**” shall mean the Building By-law No. 6110 as amended from time to time, of the Township of North York. **Building By-law**
- 2.11.1** “**Building Inspector**” shall mean that Township Official who is charged from time to time with the duty of enforcing the Building By-law. **Building Inspector**
- 2.12** “**Building Line, Established**” shall mean the average distance from the street line of existing buildings in any block where more than half the frontage has been built upon. **Building Line Established**
- 2.13** “**Business Office**” shall mean any building or part of a building in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labour or fraternal organization, and shall exclude such uses as retail sale, manufacture, assembly or storage of goods, or places of assembly and amusement. **Business Office**
- 2.14** “**Car Sales Lot**” shall mean a lot where motor vehicles are stored or displayed for the purpose of sale or hire only. **Car Sales Lot**
- 2.14.1** “**Car Washing Establishment**” shall mean a building for washing or cleaning motor vehicles for gain only. **Car Washing Establishment**
- 2.15** “**Cellar**” shall mean that portion of a building, below the lowest storey, which is more than half of the height between the floor and the ceiling below the established grade. **Cellar**
- 2.16** “**Cemetery and Columbarium**” shall mean a cemetery and columbarium within the meaning of “The Cemetery Act, R.S.O. 1950, Chap. 46”. **Cemetery and Columbarium**
- 2.17** “**Children’s Shelter**” shall mean a children’s shelter within the meaning of “The Children’s Protection Act, R.S.O. 1950, Chap. 53”. **Children’s Shelter**
- 2.18** “**Church**” shall mean a building set aside by any religious organization for public worship. **Church**
- 2.19** “**Clinic**” shall mean a building or part of a building used for the surgical or therapeutical treatment of human beings. **Clinic**
- 2.20** “**Commercial Use, General**” shall mean the use of land, structure or building for the purposes of buying and selling of commodities and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction. **Commercial Use, General**
- 2.21** “**Commercial Club**” shall mean any club other than a private club. **Commercial Club**
- 2.22** “**Committee**” shall mean the Committee of Adjustment of the Township of North York. **Committee**
- 2.23** “**Community Centre**” shall mean a building or part of a building used for community activities which shall not be used for any commercial purpose. **Community Centre**
- 2.24** “**Community, Planned**” shall mean an area of one hundred (100) acres which is planned or used as a unit for residential use, and which may include accessory commercial uses. **Community Planned**
- 2.25** “**Contractor’s Yard or Shop, Class A**” shall mean a yard or shop of any contractor or contractor’s supplier where light equipment and materials are stored, or where a contractor may perform shop or assembly work, but shall not include a Contractor’s Yard or Shop, Class B, or any other yard or shop otherwise classified or defined in this By-law. **Contractor’s Yard or Shop, Class A**

DEFINITIONS

Contractor's Yard or Shop, Class B	2.25.1 "Contractor's Yard or Shop, Class 'B'" shall mean a yard or shop for the storage of any heavy machinery, plant or equipment such as any cranes, ploughs, tractors, pile drivers, road making equipment, wrecker's or steel erector's equipment, and building and construction material.
Council	2.26 "Council" shall mean the Council of the Corporation of the Township of North York.
Court	2.27 "Court" shall mean an open, uncovered, unoccupied space appurtenant to a building and bounded on two or more sides thereby.
Court, Inner	2.27.1 "Court, Inner" shall mean a court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are permissible under this By-law.
Court, Outer	2.27.2 "Court, Outer" shall mean a court extending to a street line or opening upon any front, side or rear yard.
Coverage	2.28 "Coverage" shall mean that percentage of the land or lot area covered by buildings but, in all RM zones, shall not include that portion, not exceeding 10 per cent., of such land or lot area used for parking within a portion of the main building the roof of which does not exceed in height, the first storey floor level of the said building.
Custom Workshop	2.29 "Custom Workshop" shall mean a building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made-to-order articles.
Day Nursery	2.30 "Day Nursery" shall mean a day nursery within the meaning of "The Day Nurseries Act, R.S.O. 1950, Chap. 88".
Dining Lounge	2.30.1 "Dining Lounge" shall mean a "Dining Lounge" as defined by "The Liquor Licence Act, Chap. 211, R.S.O. 1950".
District	2.31 "District" shall mean each area in the Township of North York numbered 1 to 14 as shown on Schedule "A" hereto.
Dwelling	2.32 "Dwelling" shall mean any building or part thereof, used in whole or in part as the home, residence, or sleeping place of one or more persons, either continuously, permanently, temporarily or transiently.
Dwelling, Converted	2.32.1 "Dwelling, Converted" shall mean a dwelling more than thirty (30) years old altered to contain a greater number of dwelling units.
Dwelling, Double Duplex	2.32.2 "Dwelling, Double Duplex" shall mean two attached duplex dwellings containing a total of four (4) dwelling units.
Dwelling, Duplex	2.32.3 "Dwelling, Duplex" shall mean a two-storey building divided horizontally into two dwelling units.
Dwelling, Multiple Attached	2.32.3.1 "Dwelling, Multiple Attached" shall mean a building consisting of a series of one family dwelling units each having direct access from the outside.
Dwelling, Multiple Family	2.32.3.2 "Dwelling, Multiple Family" shall mean all dwellings other than single family dwellings.
Dwelling, Triplex	2.32.3.3 "Dwelling, Triplex" shall mean a building containing three (3) dwelling units.

- 2.32.4 “Dwelling, Apartment House”** shall mean a building containing more than four (4) dwelling units each unit having access only from an internal corridor system. **Dwelling, Apartment House**
- 2.32.5 “Dwelling, One Family Detached”**—see “Dwelling, Single Family” (2.32.8). **Dwelling, One Family Detached**
- 2.32.6 “Dwelling, Semi-Detached”** shall mean a building divided vertically into two dwelling units. **Dwelling, Semi-Detached**
- 2.32.7 “Dwelling Unit”** shall mean a separate set of living quarters designed or intended for use or used by an individual or one family alone, and which shall include at least one room and separate kitchen and sanitary conveniences, with a private entrance from outside the building or from a common hallway or stairway inside. **Dwelling Unit**
- 2.32.8 “Dwelling, Single Family”** shall mean a building occupied or intended to be occupied by one single family alone and containing only one kitchen and having a front, rear and two (2) side yards. **Dwelling, Single-Family**
- 2.32.9 “Dwelling Unit Area”** shall mean the floor area of a dwelling unit measured within the interior faces of the exterior walls of the dwelling unit. **Dwelling Unit Area**
- 2.32.10 “Dry Cleaning, Synthetic”** shall mean that operation where only perchloroethylene solution is used and where all operations are carried on entirely within enclosed buildings. **Dry Cleaning, Synthetic**
- 2.33 “Erect”** shall mean erect, build, construct, re-construct or enlarge and shall include:
- the removal of a structure and its relocation, and
 - any physical operation such as excavating, filling or draining preparatory to commencing the work of erecting a building or structure as aforesaid, and the words “erected” and “erection” shall have a corresponding meaning.
- Erect**
- 2.34 “Essential Services”** shall mean the erection, alteration, operation or maintenance of any works or structure either above or below the ground by municipal, provincial or federal departments, boards or commissions, or public utilities corporation. **Essential Services**
- 2.35 “Existing”** shall mean existing as of the date of the passing of this By-law. **Existing**
- 2.36 “Family”** shall mean a group of two or more persons living together and inter-related by bonds of consanguinity, marriage or legal adoption, occupying a dwelling unit, and shall include non-paying guests and domestic servants, and a property owner living alone except for two other persons not related. **Family**
- 2.37 “Farm”** shall mean an area of land of a minimum of twenty (20) acres which is used principally for agricultural uses by the owner or tenant. **Farm**
- 2.38 “First Floor”** shall mean the floor of a building approximately at or first above the established grade. **First Floor**
- 2.39 “Floor Area”** shall mean the maximum area contained within the outside walls excluding, in the case of a dwelling, any private garage, porch, verandah, sunroom, unfinished attic, basement or cellar. **Floor Area**

DEFINITIONS

Floor Area, Gross	2.39.1 "Floor Area, Gross" shall mean the total area of all of the floors in a building above or below grade measured from the outside of the exterior walls but excluding car parking areas within the building.
Fraternal Organization	2.39.2 "Fraternal Organization" shall mean a non-profit, non-commercial organization, which carries on social, cultural and welfare programs for the common betterment of the community, with the extent of office accommodation in the building so used, not exceeding one office for the exclusive use of the seeretary of the organization.
Front	2.40 "Front" shall mean that elevation of a building which is opposite the main access street.
Garage, Community	2.41 "Garage, Community" shall mean a building or part thereof used by residents in the vicinity for the storage of private passenger motor vheicles only, wherein neither servicing for profit is conducted, nor storage of commercial vehicles is permitted.
Garage, Private	2.41.1 "Garage, Private" shall mean a building or part thereof not over one storey or fifteen (15) feet in height, used for the storage of private passenger motor vehicles wherein neither servicing for profit is conducted nor storage of eommercial vehicles is permitted.
Garage, Public	2.41.2 "Garage, Public" shall mean a public garage within the meaning of "The Municipal Aet, R.S.O. 1950, Chap. 243, Sec. 388, S.S. 121A", but shall not include a ear sales lot or car washing establishment.
Grade, Established	2.42 "Grade, Established" shall mean the average elevation of the surface of the ground at the base of a structure or of the main front wall of a building, exclusive of any embankment in lieu of steps. On streets where a sidewalk is provided by the municipality it shall be the elevation of the sidewalk grade as fixed by the munieipality.
Group Housing	2.43 "Group Housing" shall mean two or more separate, multiple-family dwell-ings placed on the same pareel of land and retained under one ownership.
Ground Floor Area	2.44 "Ground Floor Area"— See "Floor Area".
Hereafter	2.45 "Hereafter" shall mean after the date of the passing of any applicable provision of the By-law.
Herein	2.46 "Herein" shall mean in this By-law and shall not be limited to any particu-lar section of this By-law.
Hospital, Private	2.47 "Hospital, Private" shall mean a private hospital as defined by "The Private Hospitals Aet, R.S.O. 1950, Chap. 289"
Hospital, Public	2.47.1 "Hospital, Public" shall mean an institution as defined by "The Public Hospitals Aet, R.S.O. 1950, Chap. 307".
Hotel	2.48 "Hotel" shall mean a building or part of a building in which a minimum of six rooms is provided for renting as dwellings, usually on a temporary or transient basis, with no faecilities for cooking or housekeeping therein; but with a public dining room.
Housing Project	2.48.1 "Housing Project" shall mean a group of dwellings erected during a period of not more than two years in accordance with a development project or plan.

DEFINITIONS

- 2.49 “**Industrial Uses**” shall mean the use of land, building or structure designed for the purpose of manufacturing. **Industrial Uses**
- 2.50 “**Lane**” shall mean a public or private means of access not more than thirty (30) feet wide and which affords only a secondary means of access to abutting property. **Lane**
- 2.51 “**Lodging House**”—See “**Boarding House**”. **Lodging House**
- 2.52 “**Lot**” (in general) shall mean a parcel of land which fronts or abuts on a street, and **Lot**
- “**Lot, Residential**” shall mean a lot situated in a residential zone and having a lot frontage and lot area in accordance with the requirements of the zone and district in which the same is situate, and **Lot, Residential**
- “**Lot, Registered**” shall mean a lot described in accordance with and within a registered plan of subdivision. **Lot, Registered**
- 2.52.1 “**Lot Area**” shall mean the total horizontal area within the lot lines of a lot. In the case of corner lots having a street line rounding at the corner of a radius of twenty (20) feet or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection. **Lot Area**
- 2.52.2 “**Lot, Corner**” shall mean a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred and thirty-five degrees (135°). **Lot, Corner**
- 2.52.3 “**Lot, Corner, Reversed**” shall mean a corner lot, the side street line of which is substantially a continuation of the front line of the lot to its rear. **Lot, Corner Reversed**
- 2.52.4 “**Lot, Depth of**” shall mean the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid points of the front and rear lot lines. **Lot, Depth of**
- 2.52.5 “**Lot, Farm**” shall mean a parcel of land of not less than twenty (20) acres which on the date of the passing of this By-law was assessed and used for agricultural purposes. **Lot, Farm**
- 2.52.6 “**Lot Frontage**” shall mean the horizontal distance between the side lot lines; where such lot lines are not parallel, the lot frontage shall be the distance between the side lot lines measured on a line twenty-five (25) feet back from the front lot line and parallel to it. **Lot Frontage**
- 2.52.7 “**Lot Line, Front**” shall mean the line that divides a lot from the street, provided that in the case of a corner lot, the shorter lot line that so abuts a street shall be deemed to be the front line of the lot, and the longer line that so abuts shall be termed the side line of the lot. **Lot Line, Front**
- 2.52.8 “**Lot Line, Rear**” shall mean the lot line opposite the front lot line. **Lot Line, Rear**
- 2.52.9 “**Lot Lines, Side**” shall mean any lot lines other than the front lot lines or the rear lot line. **Lot Lines, Side**
- 2.52.10 “**Lot, Key**” shall mean the first lot to the rear of a reversed corner lot and not separated by a lane. **Lot, Key**
- 2.52.11 “**Lot, Through**” shall mean a lot other than a corner lot, having separate frontages on two streets. **Lot, Through**
- 2.52.12 “**Lot Width**” shall mean the horizontal distance between side lot lines; the distance shall be measured perpendicularly from the line joining the centre of the front and rear lot lines at a point twenty-five (25) feet from the front lot line. **Lot Width**

DEFINITIONS

Market Garden	2.53 “Market Garden” shall mean land used for the growing of vegetables, berry fruit crops, flowers and mushrooms, nurseries and nursery sales stations and greenhouses.
Motel	2.53.1 “Motel” shall mean an hotel in one building or in two or more connected detached buildings, used twelve months each year and operating under “The Tourist Establishment Act 1950”, “Act Respecting the Regulations of Tourist Camps, 1946” and “The Liquor Licence Act 1946” but which may or may not include a public dining room.
Municipal Yard	2.54 “Municipal Yard” shall mean any land and buildings owned by the municipality, or any local board or commission, and used for the storage, maintenance and repair of equipment used in connection with civic works.
Net Area or Curtilage	2.55 “Net Area or Curtilage” shall mean that area of a lot unoccupied by any building.
Non-Conforming Use	2.56 “Non-Conforming Use” shall mean the use of land, structure or building which does not comply with the provisions of this By-law for the district and zone in which such land, structure or building is situated.
Obnoxious	2.57 “Obnoxious” shall mean a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas, fumes, dust or objectionable odour; or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material; and without limiting the generality of the foregoing shall include any uses which under “The Public Health Act, R.S.O. 1950, Chap. 306” or regulations thereunder, may be declared by the Local Board of Health or Council to be a noxious or offensive trade, business or manufacture.
Occupancy, Change of	2.58 “Occupancy, Change of” shall mean the discontinuance of the existing use of land, structure, building or premises and the substitution therefor of a different kind or class of use.
Occupied	2.59 “Occupied” shall include arranged, designed, built, altered, converted to, leased or intended to be occupied and maintained.
Occupied Lands	2.59.1 “Occupied Lands” shall mean lands used for any purpose except agricultural purposes, gardens, parks, playgrounds, recreational grounds not operated for profit.
Open Space	2.60 “Open Space” shall mean an unoccupied space open to the sky, on the same lot with the building.
Parking Lot, Public	2.61 “Parking Lot, Public” shall mean a lot or portion thereof other than an automobile sales lot, used for the temporary storage or parking of six (6) or more motor vehicles for hire and gain.
Parking Space	2.61.1 “Parking Space” shall mean a rectangular area having a width of not less than nine (9') feet and a length of not less than twenty (20') feet, such parking space having uninterrupted access to a public street by means of a lane, such space to be used for the temporary parking of motor vehicles.
Parking Station	2.61.2 “Parking Station” shall mean a lot or lots or portion thereof, required in accordance with the provisions of this By-law for the parking of motor vehicles accessory or incidental to uses in Commercial, Industrial, Residential and Open Space Zones, and shall not include the storage or parking of motor vehicles for hire and gain, display or for sale.

- 2.62 “**Person**” shall include individual, association, firm, partnership, or incorporated company. **Person**
- 2.63 “**Personal Service Shop**” shall mean a building or part of a building in which not more than twelve persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and without limiting the generality of the foregoing may include such establishments as barber shops, beauty parlours, hand laundries, hairdressing shops, shoe repair and shoe shining shops, valets and depots for collecting dry cleaning and laundry. **Personal Service Shop**
- 2.64 “**Professional Office**” shall mean any office where professionally qualified persons, technical assistants and clerical staffs are employed and where clients or patients go for advice, consultation or treatment. A business which is an accessory to the above uses will be permitted. **Professional Office**
- 2.64.1 “**Public House**” shall mean “a Public House” as defined by “The Liquor Licence Act, Chapter 211, R.S.O. 1950”. **Public House**
- 2.65 “**Public Uses**” shall mean the use of land, buildings or structures by civic, religious, educational, charitable, fraternal, social or recreational societies, agencies, boards or committees, so long as the activity is not conducted for a profit, and any business use is accessory to the main use. **Public Uses**
- 2.65.1 “**Public Utility**” shall mean “a Public Utility” as defined by “The Public Utilities Corporation Act, Chapter 321, R.S.O. 1950”. **Public Utility**
- 2.66 “**Quarry**” shall mean any pit or excavation made for the purpose of searching for or removal for gain of any soil, earth, clay, marl, sand, gravel, limestone, slate, granite or other rocks. **Quarry**
- 2.67 “**Recreational Area**” shall mean an area set aside for public recreational purposes, and may include playgrounds, tennis courts, lawn bowling greens, indoor or outdoor skating and hockey rinks, picnic areas, athletic fields, swimming pools, day camps, community centres, bathing beaches and similar uses. **Recreational Area**
- 2.67.1 “**Recreational Use**” shall mean a use of land and buildings as a recreational area. **Recreational Use**
- 2.68 “**Religious Institutions**” shall include buildings designed, adapted or used for dwellings by religious orders, and may include a private chapel, mother house, or other uses incidental thereto. **Religious Institutions**
- 2.68.1 “**Rentable Space**” shall mean the area of a dwelling unit measured within the walls enclosing the said dwelling unit but shall not include any common space such as halls, corridors, stairs, or entries, which is shared by all occupying tenants. **Rentable Space**
- 2.69 “**Residential Use, One-Family Detached**” shall mean the use of land for the erection of a one-family detached dwelling. It may include the erection of an accessory building which may not be used for human habitation, but may not include an apartment, apartment hotel, multiple dwelling, hostel, hotel, lodging house, tourist camp or cabins, summer camp, trailer camp, motel or any institutional use. **Residential Use, One-Family Detached**
- 2.69.1 “**Residential Use, Multiple-Family Dwelling**” shall mean the use of land for the erection of multiple-family dwellings. It may include the erection of an accessory building which may not be used for human habitation, and institutional uses, but may not include a hostel, hotel, lodging house, tourist camp or cabins, summer camp or trailer camp. **Residential Use, Multiple-Family Dwelling**

DEFINITIONS

Retail Store	2.70 "Retail Store" shall mean a building where commodities of which at least 80 per cent are new, are stored, warehoused or kept for sale in limited quantities as opposed to the wholesale disposal of such commodities.
Salvage Yard	2.71 "Salvage Yard" shall mean land or buildings used for an automobile wrecking yard or premises, the keeping and storing of waste paper, rags, bones, bottles, bicycles, automobile tires, old metal and other scrap material and salvage and where such materials are bought, sold, exchanged, baled, packed, disassembled or handled.
Sanitarium	2.72 "Sanitarium" shall mean an institution for the care and treatment of mental and nervous diseases, licensed under "The Private Sanitaria Act, R.S.O. 1950, Chap. 290".
School	2.72.1 "School" shall mean a school under the jurisdiction of the Township of North York Board of Education, a school under the jurisdiction of the Metropolitan Separate School Board or other similar educational institution or parochial school operated on a non-profit basis.
School, Commercial	2.72.2 "School, Commercial" shall mean any school or organization where instruction is given for profit or gain.
School, Nursery	2.72.3 "School, Nursery" shall mean an educational institution operated solely for the training of pre-school aged children.
Service Shop	2.73 "Service Shop" shall mean a building or part of a building and whether conducted in conjunction with a retail shop or not, for the repair, sale or servicing of articles or materials as opposed to the manufacturing of the same.
Shopping Centre	2.74 "Shopping Centre" shall mean a group of commercial establishments conceived, designed, developed and managed as a unit in accordance with the provisions of this By-law and related in location, size and type to the surrounding trade area which it serves, as opposed to a business area comprising unrelated individual commercial establishments.
Stable, Commercial	2.75 "Stable, Commercial" shall mean a stable other than a private stable.
Stable, Private	2.76 "Stable, Private" shall mean a detached accessory building for the keeping of horses, mules, donkeys or ponies owned by the occupants of the premises and not kept for remuneration, hire or sale.
Storey	2.77 "Storey" shall mean that portion of a building other than a cellar or attic storey which is included between one floor level and the next higher floor level or the roof and which is not less than eight (8') feet in height.
Storey, First	2.77.1 "Storey, First" shall mean the lowest storey of a building.
Storey, Attic or Storey, Half	2.77.2 "Storey, Attic or Storey, Half" shall mean that portion of a building situated within the roof or having its floor level not lower than four feet (4') below the line where the roof and outer walls meet, and having a roof not steeper than forty-five degrees (45°) above the horizontal.
Street	2.78 "Street" shall mean a highway as defined by "The Highway Traffic Act" and "The Municipal Act", and without limiting the generality thereof shall include a lane, alley, park, square, public drive and a public place, or a part of any of them.

DEFINITIONS

- 2.79** “**Structure**” shall mean anything that is erected, built or constructed of parts joined together. **Structure**
- 2.79.1** “**Structural Alterations**” shall mean any change in the supporting members of a building such as bearing walls, columns, beams or girders and partitions. **Structural Alterations**
- 2.80** “**Summer Camp**” shall mean a summer camp licensed as such by the Department of Health for Ontario under “The Public Health Act, R.S.O. 1950, Chap. 306, Sec. 51, S.S. (z) (h)”. **Summer Camp**
- 2.80.1** “**Tavern**” shall mean “a Tavern” as defined by “The Liquor License Act, Chapter 211, R.S.O. 1950”. **Tavern**
- 2.80.2** “**Tourist Camp**” shall mean a tourist camp as defined by “The Municipal Act, R.S.O. 1950, Chap. 243, Sec. 413, S.S. 12(a) (i)”. **Tourist Camp**
- 2.80.2.1** “**Tourist Home**” shall mean a dwelling in which persons are harboured, received or lodged for hire for a single night or for less than a week at one time, and shall not include an hotel or private hospital. **Tourist Home**
- 2.80.3** “**Trailer Camp**” shall mean a trailer camp as defined by “The Municipal Act, R.S.O. 1950, Chap. 243, Sec. 413, S.S. 12(a) (i)”. **Trailer Camp**
- 2.81** “**Use**” shall mean the purpose for which land or a building or structure is arranged, designed or intended or for which either land or a building or structure is or may be occupied or maintained. **Use**
- 2.81.1** “**Used**” shall include “arranged”, “designed” or “intended to be used”. **Used**
- 2.82** “**Yard**” shall mean any open uncovered, unoccupied space appurtenant to a building, with the exception of a court. **Yard**
- 2.82.1** “**Yard, Front**” shall mean a yard extending across the full width of the lot between the front lot line and the nearest wall of any building or structure on the lot. **Yard, Front**
- 2.82.2** “**Yard, Rear**” shall mean a yard extending across the full width of the lot between the rear lot line and the nearest wall of any building or structure on the lot. **Yard, Rear**
- 2.82.3** “**Yard, Side**” shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest wall of any building or structure on the lot. **Yard, Side**
- 2.83** “**Zone**” shall mean an area within which, in accordance with the provisions of this By-law, certain uses of lands, buildings and structures are permitted and certain others are prohibited; and where yards and other open spaces are required; and where lot areas, building height limits and other requirements are established; all of the foregoing being identical for the zone and district in which they apply. **Zone**
- 2.84** In this By-law the word “shall” is mandatory and not directory.
- 2.84.1** In this By-law, words used in the present tense include the future; words in the singular number include the plural; words in the plural include the singular number.

SCHEDULES

SECTION 3—SCHEDULES

Schedules “A”, “B”, “C”, “D” and “E” with notations and references shown thereon are hereby declared to be part of this By-law and are described as follows:—

SCHEDULE	TITLE	SCALE
“A”	District Map	1" — 1000'
“B”	Key Zoning Map	1" — 1000'
“C”	Detailed Zoning Maps (Nos. 1-50 incl.)	1" — 200'
“D”	Airport Hazard Zoning Map	1" — 1000'
“E”	Description South Side Trethewey Drive	

DISTRICT PROVISIONS

SECTION 4—DISTRICT PROVISIONS

For the purpose of this By-law the Township shall be, and the same is hereby divided into fourteen (14) districts as shown on Schedule “A”.

BOUND- ARIES OF DISTRICTS

4.1 BOUNDARIES OF DISTRICTS

The boundaries of Districts No. 1-14 inclusive shall be as follows:—

District No.	Boundaries the centre line of
1	Steeles Avenue, Toronto-Barrie Highway, Sheppard Avenue, Humber River.
2	Steeles Avenue, Keele Street, Sheppard Avenue, Toronto-Barrie Highway.
3	Steeles Avenue, Bathurst Street, Toronto By-pass Highway, Keele Street.
4	Steeles Avenue, Bayview Avenue, Toronto By-pass Highway, Bathurst Street.
5	Steeles Avenue, Victoria Park Avenue, Toronto By-pass Highway, Bayview Avenue.

- 6 Toronto By-pass Highway, Victoria Park Avenue, existing Hydro-Electric Power Commission right-of-way south of Eglinton Avenue, west branch of the Don River, Leslie Street, Banbury Road, the extension northerly of Banbury Road, the southerly limit of the International Business Machines Golf Course lands, Leslie Street, north to the south limit of the north half of Lot 9; thence west along the south limit of the north half of Lot 9 a distance of 892 feet; thence north on a bearing of north $8^{\circ} 35' 30''$ west a distance of 668 feet to the northerly limit of Lot 9; thence easterly along the northerly limit of Lot 9 to Leslie Street; north along Leslie Street to the south limit of Lot 13; thence westerly along the south limit of Lot 13 an approximate distance of 2,000 feet to the centerline of the watercourse ravine; thence in a northwesterly direction following the centerline of the watercourse ravine to a point in the southerly limit of Highway 401 distant 3,600 feet west of Leslie Street.
- 7 Existing Hydro-Electric Power Commission right-of-way south of Eglinton Avenue, the boundary of the Town of Leaside, the boundary of the Township of East York, Victoria Park Avenue.
- 8 Commencing at the intersection of Bayview Avenue and Highway No. 401; thence easterly along Highway No. 401 to a point in the southerly limit thereof distant 3,600 feet west of Leslie Street; thence in a southeasterly direction following the centerline of the watercourse ravine to a point in the southerly limit of Lot 13 distant approximately 2,000 feet westerly from Leslie Street; thence easterly along the southerly limit of Lot 13 to Leslie Street; thence southerly along Leslie Street; thence westerly along northerly limit of Township Lot 9, a distance of 890'; thence southerly along a bearing of S. $8^{\circ} 35' 30''$ E., a distance of 668'; thence easterly along southerly limit of the northerly half of Township Lot 9 a distance of 892'; thence south on Leslie Street; thence westerly along southerly limit of the International Business Machines Golf Course lands; thence southeasterly along Banbury Road; thence southerly along Leslie Street; thence westerly along the north boundary of the Town of Leaside; thence northerly along Bayview Avenue to the point of commencement.
- 9 Toronto By-pass Highway, Bayview Avenue, north boundaries of the City of Toronto, north boundary of the Village of Forest Hill, Toronto and York Roads Commission's Spadina Road extension.

- 10 Toronto By-pass Highway, Spadina Road extension, north boundary of the Village of Forest Hill, north boundary of the Township of York, southern extension of the Barrie Highway as shown on Schedule "A".
- 11 Sheppard Avenue, Keele Street, Toronto By-pass Highway, Toronto-Barrie Highway.
- 12 Sheppard Avenue, Toronto-Barrie Highway, Toronto By-pass Highway, Humber River, north limit of Township Lot 14, Concession 6 West of Yonge Street, east line of Weston Road.
- 13 Toronto By-pass Highway, south extension of Toronto-Barrie Highway as shown on Schedule "A", Jane Street, north boundary of the Town of Weston, Humber River.
- 14 South extension of the Toronto-Barrie Highway as shown on Schedule "A", north boundary of the Township of York, east boundary of the Town of Weston, Jane Street.

ZONES

SECTION 5—ZONES

CLASSIFI- CATION OF ZONES

5.1 CLASSIFICATION OF ZONES

For the purpose of this By-law, the following zones shall be and the same are hereby established within the districts of the Township of North York:—

CLASS	ZONE	SYMBOL
1. Residential	Rural Residential	R-R
	One-family	R-A
	Detached	R1
	Dwelling	R2
		R3
		R4
		R5
2. Residential	First Density Residential	RM1
	Multiple-family	RM2
	Dwellings	RM3
		RM4
		RM5
		RM6
3. Residential	Greenbelt Residential	G
4. Commercial	General Commercial	C1
	Local Shopping Centre	C2
	District Shopping Centre	C3
	Restricted Commercial	C4
	Service Shops	C5
5. Industrial	Warehousing and Select Industrial	M1
	Industrial (Inside Storage)	M2
	Controlled Storage Industrial	M2S
	Industrial and Storage Yard	M3
6. Airport	Airport Hazard	
7. Open Space	Public Park	O1
	Private Open Space	O2
	Semi-Public Open Space	O3

5.2 INTERPRETATION OF ZONING MAPS

**INTERPRE-
TATION OF
ZONING
MAPS**
Zoning Maps

5.2.1 Zoning Maps

The extent and boundaries of all the said zones are shown on Schedules “B” and “C”.

5.2.2 Symbols of the Zones

**Symbols of
the Zones**

The symbols used herein refer to the kinds of buildings and structures uses of buildings and structures, and of land, permitted by this By-law in the said zones.

Whenever in this By-law the word “Zone” is used, preceded by any district number and symbol, such combination shall refer to each and every area within the said district and zone shown by the said symbols on Schedules “A”, “B”, “C” and “D”.

5.2.3 Boundaries of the Zones

**Boundaries
of the Zones**

Where any uncertainty exists as to the boundary of any zone as shown on Schedules “A”, “B”, “C” and “D”, the following provisions shall apply:—

- (a) where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane,
- (b) where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision, the boundary shall follow such lot lines,
- (c) where a zone boundary is indicated as approximately parallel to any street line, and the distance from the street line is not indicated, such district boundary shall be construed as being parallel to such street line, and the distance therefrom shall be according to the scale shown on the Zoning Maps.

5.2.4 Street or Right-of-Way: Allocation of Division

**Street or
Right-of-
Way:
Allocation of
Division**

A street, lane, railway right-of-way, electrical transmission line right-of-way or watercourse shown on Schedules hereto, unless otherwise indicated shall be included within the zone of adjoining property on either side thereof and where such street, lane, right-of-way or watercourse serves as a boundary between two or more different zones, the centre line of such street, lane or right-of-way or watercourse, and extending in the general direction of the long dimension thereof, shall be considered the boundary between zones.

5.2.5 Closed Street or Lane

**Closed Street
or Lane**

In the event of any street or lane shown on the Schedules hereto being closed, the property formerly in said closed street or lane shall be included in the zone of the adjoining property or either side of the said closed street or lane. In the event of the said street or lane having been a boundary between two or more different zones, the new zone boundary shall be the former centre line of said closed street or lane.

5.2.6 When any land is designated on Schedules “B” and “C” as a school or church site, or proposed school or church site; and ceases to be used for the purposes of a school or church site, such land or portion thereof shall be subject to the provisions of this By-law applicable to the zone in which such land is situate.

GENERAL PROVISIONS

SECTION 6—GENERAL PROVISIONS FOR ALL ZONES

**NON-CON-
FORMING USE**

6.1 NON-CONFORMING USE

No person shall within the Township use any land or erect or use any building or structure except in conformity with the provisions of this By-law respecting the district or zone in which such land, building or structure is located or respecting the district or zone in which it is proposed to erect the building or structure, unless an application to the Council for such use or erection was pending on the date of the passing of this By-law or unless such use existed before the date of the passing of this By-law and was in conformity with and not forbidden by an existing By-law in force at the date of the passing of this By-law.

**RESTORATION
TO A SAFE
CONDITION**

6.2 RESTORATION TO A SAFE CONDITION

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure, provided such alteration or repair will not increase the height, size or volume or change the use of such building or structure.

**LICENSES,
PERMITS AND
OTHER
BY-LAWS**

6.3 LICENSES, PERMITS AND OTHER BY-LAWS

Nothing in this By-law shall exempt any person from complying with the requirements of the Building By-law or any other by-law in force within the Township, or to obtain any license, permission, permit, authority or approval required by this or any other by-law of the Township unless hereinafter specifically stated.

**REDUCTION
OF LOT
AREA**

6.4 REDUCTION OF LOT AREA

No person shall reduce any lot built upon in area, either by the conveyance or alienation of any portion thereof or otherwise, so that the coverage will exceed the maximum permitted by this By-law, and the yards provided will be less than the minimum permitted by this By-law for the zone in which such lot is located.

**REDUCTION
OF YARDS**

6.5 REDUCTION OF YARDS

- 6.5.1** When any part of a lot is required by this By-law to be reserved as a yard or other open space, it shall continue to be so used regardless of any change in the ownership of the lot or any part thereof, and shall not be deemed to form a part of an adjacent lot for the purpose of computing the area thereof available for building purposes.
- 6.5.2** Where a lot abuts upon a lane, one-half of the width of the said lane may be considered a part of such lot for the purpose of computing the area of such lot, and for the purpose of computing the depth of any rear yard required under this By-law.
- 6.5.3** In the case of a building on a corner lot, the minimum distance from the side street line shall be equal to the minimum side yard requirements of the zone in which the building is permitted and in any case not less than ten (10') feet.

**LOTS ON
BOUNDARY
LINE**

6.6 LOTS ON BOUNDARY LINE

Save as provided in Section 5.2.3 where a lot is contiguous to a boundary line of two different zones, any side yard or rear yard which is directly adjacent to the said boundary line in the least restricted zone shall be increased in minimum width or depth to the average of the required minimum width or depth of such yards in the two different zones.

6.7 YARD ENCROACHMENTS

YARD
ENCROACH-
MENTS

Every part of any required yard shall be open and unobstructed by any structure, from the ground to the sky, except for unenclosed porches, sills, belt courses, cornices, eaves or gutters, chimney breasts and pilasters, provided, however, that the same shall not project more than eighteen inches (18") into any required yard.

Fire escapes shall be permitted to project into side and rear yards only a distance of not more than five feet (5'). Exterior stairways shall be permitted to project into rear yards only a distance of not more than five feet (5'), and balconies and canopies shall be permitted to project into front and rear yards only, and balconies where located at a greater height than the first floor ceiling joists shall be permitted to project into side yards, a distance of not more than five feet (5').

6.8 USES OF LOTS WITHOUT BUILDINGS

USES OF
LOTS
WITHOUT
BUILDINGS

Where a lot is occupied for permitted uses without buildings or structures thereon, the side yards and front yards required herein for the district and zone within which such lot is located, shall be provided and maintained, except when the lot is used for garden purposes or public playgrounds.

6.9 STREETS AS REAR YARDS

STREETS AS
REAR
YARDS

In the case of a through lot, either line separating such lot from a street may be designated as the front lot line. In such cases a portion of the street adjacent to the rear lot line may be deemed to form a part of the rear yard, provided that at least twenty feet (20') of such rear yard shall be provided on the lot independently of such street.

6.10 SPECIAL USES PERMITTED

SPECIAL
USES
PERMITTED

The following uses are permitted in all zones in the Township.

6.10.1 Uses incidental to Construction

Uses
incidental to
Construction

- (a) a construction camp or other such temporary work camp for so long only as the same is necessary for work in progress which has neither been finished nor abandoned,
- (b) a tool shed, scaffold or other building or structure incidental to construction on the premises, for so long as the same is necessary for work in progress which has neither been finished nor abandoned,
- (c) a sign having an area of not more than fifty (50) square feet incidental to construction on the premises.

6.10.2 Accessory and Incidental Uses

Accessory
and Inci-
dental Uses

- (a) a watermain or sewer, either maintained by or authorized by a competent public authority,
- (b) a "No Trespassing" or other announcement or sign other than an advertisement, if not more than two (2) square feet in area,
- (c) the structures and works of The Hydro-Electric Power Commission of Ontario and The Hydro-Electric Commission of the Township of North York, and land used in connection therewith, provided however that such structures in or adjacent to Residential Zones shall be screened and the property in which they are situated shall be landscaped in conformity with the standards of the area,
- (d) building or structures for essential services, provided however that such buildings or structures are erected to conform with the established residential character of the zone in which they are situated,

GENERAL PROVISIONS

- (e) a statue, monument, cenotaph, fountain or other such memorial or ornamental structure,
- (f) any properly authorized traffic sign or signal, any public election list or government proclamation.

Height of
Certain
Buildings
and Struc-
tures not
Restricted

6.10.3 Height of Certain Buildings and Structures not Restricted

The provisions of this By-law shall not apply to limit the height of any silo, windmill or other farm building or structure, or of any belfry or church spire, or of any ornamental dome, cupola or clock tower or water storage tank, except as set out in Schedule "D" hereto.

SPECIAL
USES PRO-
HIBITED

6.11 SPECIAL USES PROHIBITED

Storing of
Dangerous
Materials

6.11.1 Storing of Dangerous Materials

No person shall use any land, building or structure and no person shall erect any building or structure in any zone for any of the following commercial or industrial uses without the approval of the Committee of Adjustment in writing: the storage of or the use in manufacturing of coal oil, rock oil, fuel oil, burning fluid, naphtha, benzole, benzine, gasoline, dynamite, dualin, nitro glycerine or gunpowder, petroleum or other similar combustible or inflammable or dangerous liquid or material.

Tracks for
the racing of
Motor
Vehicles or
Motor Cycles

6.11.2 Tracks for the racing of Motor Vehicles or Motor Cycles

No person shall use any land, building or structure, and no person shall erect any building or structure in the Township for the purpose of the operation of a track for the racing of motor vehicles or motor cycles.

CONTINUA-
TION OF
AGRICUL-
TURAL
USES

6.12 CONTINUATION OF AGRICULTURAL USES

Nothing herein contained shall prevent the use of any land, building or structure for agricultural purposes or additions to such building or structure, provided such land was used for such purposes prior to the passing of this By-law.

Such additions shall be subject to the following provisions:—

Uses
Permitted

6.12.1 Uses Permitted

- (a) one-family residential buildings and the dwellings of staff employed on the premises,
- (b) any building or structure incidental and accessory to agricultural uses.

Yard
Require-
ments

6.12.2 Yard Requirements

The minimum distance of any building from any lot line shall be fifty feet (50').

Floor Area
of Main
Residential
Building

6.12.3 Floor Area of Main Residential Building

- 1 storey: minimum 950 square feet
- 1½ storey: minimum 1,100 square feet
- 2 storey: minimum 1,250 square feet

Floor Area
of Staff
Building

6.12.4 Floor Area of Staff Building

- 1 storey: minimum 800 square feet
- 1½ storey: minimum 950 square feet
- 2 storey: minimum 1,100 square feet

Height of
Residential
Building

6.12.5 Height of Residential Building

Maximum 35 feet.

Lot Coverage

6.12.6 Lot Coverage

All buildings, including accessory buildings, shall not cover more than thirty per cent. (30%) of the farm lot.

6.13 REQUIREMENTS FOR INSTITUTIONAL USES:

6.13.2 Yard Requirements

6.13.2.2 *Institutional Uses in all zones except "RR" and "RA"*

Front Yard—minimum 25 feet.
Side Yards—minimum each side 10 feet.
Rear Yard—minimum 25 feet.

6.13.2.3 *In "RR" and "RA" Zones*

Front Yard—minimum 40 feet.
Side Yards—

For Churches:

- (a) the combined width of the side yards shall be not less than 15 per cent. (15%) of the width of the lot, but such side yards need not exceed the height of the building,

For all other Institutions:

- (b) minimum each side 10 per cent. (10%) of the width of the lot, but the combined widths of such side yards need not exceed the height of building.

6.13.3 Requirements for Parking Space

6.13.3.1 *In all Zones except "RR" and "RA" and "C" Zones*

For Churches:

- (a) (i) one parking space shall be provided on the church or church hall site or within a parking station located not more than five hundred (500') feet from such site, for each eight (8) seats. Where the seating is provided by open benches, every twenty (20") inches of bench space shall be considered as one seat for the purpose of this By-law.

(ii) where an auditorium, a banquet hall or a place of assembly is located in the church building or on the church site, the parking requirements for such accommodation if greater than that required in paragraph (i) above shall be provided in lieu thereof.

(iii) Notwithstanding paragraph (i) above, for any church or church hall site which has been purchased by way of a deed or a completed agreement for sale by a congregation or other proper officers of a church organization on or before the 7th day of December, 1959, one parking space shall be provided on the church or church hall site, or within a parking station located not more than five hundred (500') feet from each site, for each twelve (12) seats in excess of one hundred (100) seats, provided however that in order for this paragraph to be applicable, construction of a building on the site must be commenced not later than the 7th day of December, 1961.

For Hospitals, Sanatoria and Clinics:

- (b) one parking space for each 300 square feet of bedroom area but not less than 10 parking spaces.

For Museums, Libraries and Art Galleries:

- (c) total parking space shall be provided equal to the total ground floor area of the building.

For Fraternal Organizations:

- (d) one parking space shall be provided for each 100 square feet of floor area.

REQUIRE-
MENTS FOR
INSTITU-
TIONAL
USES

Yard
Require-
ments

Require-
ments for
Parking
Space

GENERAL PROVISIONS

For Auditoria, Banquet Halls and other Places of Public Assembly, including those Located in Schools:

- (e) one parking space for each eight (8) seats contained in the building. If there are no fixed seats at least one parking space for each eighty (80) square feet of floor area, exclusive of stage.

For Schools, including Nursery Schools:

- (f) one parking space for each classroom and each office contained within the building. If a kitchen is located in a school, then the largest room in the school building shall be considered a place of public assembly and parking space shall be provided in accordance with subsection (e) above.

6.13.3.2 In “RR” and “RA” Zones:

For Churches, Auditoria and places of public assembly within educational institutions:

- (a) one parking space for each ten (10) seats contained in the said building. If there are no fixed seats, at least one parking space for each 100 square feet of floor area, exclusive of stage.

For Hospitals, Sanataria and Clinics:

- (b) one parking space for each 1,000 square feet of floor area in the said building but not less than 10 parking spaces.

6.13.3.3 In Commercial (C) Zones:

For Hospitals, Sanataria or Clinics:

- (a) one parking space for each 500 square feet of bedroom area but not less than 10 parking spaces.

For Auditorium, Stadium or similar places of public assembly:

- (b) one parking space for each six (6) seats, or similar vantage accommodation.

For Churches and any other institutional uses:

- (c) the provisions of Section 6.13.3.1 shall apply.

Height
Require-
ments

6.13.4 Height Requirements

6.13.4.1 In a Residential (R or RM) Zone:

No person shall erect for institutional use in an “R” or “RM” zone, any building or structure in excess of three (3) storeys.

6.13.4.2 In any other zone:

The provisions of Section 35 (Airport Hazard Area Zone) hereof shall apply.

Plan of
Subdivision

6.14 Notwithstanding any of the provisions of this By-law, no building permits are to be issued for any lands for which a plan of subdivision has been submitted to the Minister, pursuant to Section 26 of the Planning Act, 1955, Chapter 61, until such time as the plan of subdivision has been registered.

Improved
Street

6.15 No person shall erect any building or structure in any zone unless the lot upon which such building or structure is erected, or to be erected, fronts upon an improved street which has been graded and gravelled to the specifications of the Township Engineer to permit motor vehicular traffic at all times of the year.

Lot
Frontage

6.16 No person shall construct any building on any lot having a lot width less than the lot frontage requirement for the zone in which the building is to be constructed.

GENERAL PROVISIONS FOR
ONE-FAMILY DETACHED
DWELLING ZONES (R)

SECTION 7—GENERAL PROVISIONS FOR ONE-FAMILY
DETACHED DWELLING ZONES (R)

The following provisions shall apply in all One-family Detached Dwelling Zones (R):—

No person shall hereafter use any land, building or structure, and no person shall erect any building or structure except in accordance with the following provisions:—

7.1 DWELLING SHALL FRONT ON A STREET

DWELLING
SHALL
FRONT ON
A STREET

Any dwelling erected shall be deemed to front upon the street opposite the principal entrance, or if such entrance is not opposite a street, the dwelling shall be deemed to front upon the street from which it gains its principal entrance.

7.1.1 Minimum Street Width

Minimum
Street Width

No person shall in any “R” Zone, use or erect any dwelling on any land if the street upon which the land fronts has a lesser width than 66 feet.

7.1.2 Exception to Street Width

Exception to
Street Width

Notwithstanding the provisions of Section 7.1.1, nothing in this By-law shall prevent the erection of dwellings on lands which front on the following streets which are less than 66 feet in width:—

- Enid Crescent
- Romar Crescent
- Wedmore Avenue
- Tisdale Avenue
- Valley Road
- Mill Street
- Old Yonge Street
- Maple Leaf Drive
- Gracefield Avenue
- Victory Drive
- Bainbridge Avenue
- Norris Place
- Westview Avenue
- Frith Road
- Drewry Avenue
- Blake Avenue
- Newtonbrook Boulevard
- Centre Avenue
- Cummer Avenue
- Bishop Avenue
- John Street

7.2 USE OF LOTS

USE OF
LOTS

7.2.1 Lots having the Required Frontage and Area

Lots having
the Required
Frontage
and Area

No person shall erect more than one one-family detached dwelling on any Residential lot.

7.2.2 Lots having Less than the Required Frontage and Area

Lots having
Less than
the Required
Frontage
and Area

7.2.2.1 Registered Lots

Lots within
a Registered
Plan

Notwithstanding the provisions of Section 7.2.1 of this By-law, where one or more Registered lots in a Residential Zone, have insufficient frontage and area to permit the owner thereof (or any person who purchases or acquires

GENERAL PROVISIONS FOR ONE-FAMILY DETACHED DWELLING ZONES (R)

such lot or lots from the owner), to comply with the provisions of this By-law for each such lot, and such owner is not on the day of the passing of this By-law (and such purchaser is not at the date of such purchase or acquisition), the owner of such an area of vacant land adjoining such lot or lots, as would together with the area of the said lot or lots, permit compliance with this By-law for each such lot, this By-law shall not prevent the erection of one or more dwellings thereon, provided that the yards, floor area, coverage and height provisions thereon conform to those which exist on 75 per cent. (75%) of the lots within the block, and provided that the requirements of the following table are complied with:—

- (a) where one such lot only is owned, not more than one one-family detached dwelling shall be erected thereon, provided that such lot has not less than 25 feet of frontage and the full depth of the Registered Lot,
- (b) where more than one such lot is owned, not more than one one-family detached dwelling shall be erected on each such lot, provided that each lot has a frontage of not less than 40 feet and a depth equal to the full depth of the Registered Lot.

Lots not
within a
Registered
Plan

7.2.2.2 *Lots not within a Registered Plan*

Notwithstanding the provisions of Section 7.2.1 of this By-law, where a lot other than a registered lot in a Residential Zone on the date of the passing of this By-law has insufficient frontage and area to permit the owner thereof, or any person who hereafter purchases or acquires the same from such owner, to comply with the provisions of this By-law, and such owner is not on the date of the passing of this By-law, and such purchaser is not at the date of such purchase or acquisition thereof the owner of such area of vacant land adjoining such parcel as would, together with the area of such land permit compliance with the provisions of this By-law this By-law shall not prevent the erection of one one-family detached dwelling on the said lot, provided that the yards, coverage, floor area and height provisions of the zone and district in which such lot is situated are complied with, and provided that the following frontage and area provisions are also complied with:

- (a) If the lot is served by municipal water and sanitary sewer system
 - Minimum Frontage 40 feet.
 - Minimum Area 4,000 square feet.
- (b) If the lot is served by municipal water supply only
 - Minimum Frontage 40 feet.
 - Minimum Area 6,000 square feet.
- (c) If the lot is not served by either municipal water supply or sanitary sewer system
 - Minimum Frontage 60 feet.
 - Minimum Area 15,000 square feet.

7.2.3 **Increase of Frontage and Area of Registered Lots having less Frontage and Area than required**

The frontage and area of a registered lot may be increased by the conveyance of the whole or portions of adjoining lots provided that all the provisions of this By-law applicable to the zone and district in which the lots are situated are complied with for each lot.

**GENERAL PROVISIONS FOR
ONE-FAMILY DETACHED
DWELLING ZONES (R)**

7.3 YARD REQUIREMENTS

**YARD
REQUIRE-
MENTS**

**Front Yards
for Key Lots**

7.3.1 Front Yards for Key Lots

The minimum distance from the front wall of the main building to the front lot line of a key lot shall be the average of the corresponding distance for the adjoining interior lot, and the required distance from the side lot line on the street side of the building on the adjoining reversed corner lot. Where existing buildings on either or both of the adjoining lots are located nearer to the front or side lot lines than the distances required above, the average of distances established by such existing buildings shall be used in computing the front yard for a key lot.

7.3.2 Buildings erected between Existing Buildings

**Buildings
erected
between
Existing
Buildings**

Notwithstanding the provisions of Sections 10-14 inclusive of this By-law, the yards of any building erected between existing buildings on the same block shall comply with the corresponding yards of the existing buildings.

7.3.3 Yard Encroachments

**Yard
Encroach-
ments**

No person shall obstruct in any manner whatsoever any front yard required to be provided by the provisions of this By-law, but this provision shall not apply to prevent the construction or location of an uncovered platform having a maximum projection of five feet (5') from the main front wall of the nearest building.

7.3.4 Uses not Permitted

**Uses not
Permitted**

No person shall use any part of any yard herein required, except a rear yard, for any accessory building or for the parking or storage of vehicles.

7.4 EXTERNAL DESIGN OF BUILDINGS

**EXTERNAL
DESIGN OF
BUILDINGS**

No person shall erect on lots in any block, single family dwellings, more than twenty per cent (20%) of which are similar in external design with respect to the following: size and location of openings, doors, windows, projecting balconies and colour, or type of surface materials. Such dwellings similar in external design shall not be built upon adjoining lots.

7.5 ACCESSORY BUILDINGS

**ACCESSORY
BUILDINGS**

7.5.1 Location

Location

- (a) Except as provided herein, accessory buildings which are not part of the main building, may be erected in the side or rear yard or in the front yard provided that such accessory building is located so that it does not encroach on any line between the front wall of the main building and the street drawn at right angles to the said front wall.
- (b) If located in the front or side yard, an accessory building shall be erected at a distance from the front and side lot lines not less than that required for the main building for the zone in which such buildings are located.
- (c) If located in the rear yard, an accessory building shall be located not less than nine (9") inches from any lot line, unless the accessory building is attached to a similar building used for the same specific purpose on an adjacent lot, and in any case not less than ten (10') feet from any street line.
- (d) Accessory buildings shall not occupy more than ten (10%) per cent of the lot area.

**GENERAL PROVISIONS FOR
ONE-FAMILY DETACHED
DWELLING ZONES (R)**

Contiguous to a Lane	7.5.1.1 Contiguous to a Lane Where a lane exists at the rear of the lot the accessory building may be located on the rear lot line.
Part of Main Building	7.5.2 Part of Main Building Any accessory building except a stable may be erected as part of the main building provided all yard and area requirements of this By-law are complied with.
Prior to Erection of Main Building	7.5.3 Prior to Erection of Main Building No accessory building shall be erected prior to the erection of the main building on the same lot except where it is necessary for the storage of tools and materials for use in connection with the construction of the principal building or structure, and no such accessory building shall, prior to the erection of the principal building, be used for any purposes other than such storage.
Restriction as to Height	7.5.4 Restriction as to Height No accessory building shall exceed a height of fifteen feet (15') except one accessory to an agricultural use.
PARKING SPACE FACILITIES	7.6 PARKING SPACE FACILITIES REQUIRED
Dwellings	7.6.1 For Dwellings A minimum of one parking space for each dwelling unit shall be provided.

RURAL RESIDENTIAL ZONES (R-R)

SECTION 8—RURAL RESIDENTIAL ZONES (R-R)

The following provisions shall apply in all Rural Residential Zones (R-R):—

No person shall hereafter use any land, building or structure and no person shall erect any building or structure except in accordance with the following provisions, if no municipal water supply and sanitary sewer system exists:—

8.1 USES PERMITTED

USES PERMITTED

8.1.1 Residential

Residential

One-family detached dwelling and accessory living quarters for staff employed on the premises and for non-paying guests.

8.1.2 Agricultural

Agricultural

Agricultural uses including field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries, apiaries and mushroom farms, farms for grazing, breeding, raising or training horses, dog kennels or the breeding, boarding or sale of dogs and any other similar uses or enterprises customarily carried on in the field of general agriculture and not obnoxious to the public welfare.

8.1.3 Home Occupation

Home Occupation

The office of a physician, dentist or drugless practitioner located in the one-family detached dwelling used by such physician, dentist or drugless practitioner as his private residence. Such office to be used for consultation and emergency treatment only, but shall not be in the nature of a clinic or private hospital.

8.1.4 Recreational

Recreational

Parks, playgrounds, community centres and recreational buildings operated and owned by a public authority, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).

8.1.5 Institutional

Institutional

(a) churches, schools, nursery schools, public libraries, religious institutions including educational facilities associated with and accessory thereto, and research laboratories under the jurisdiction of the University of Toronto or a government authority.

(b) public and private hospitals, sanatoria and clinics as defined by “The Private Hospitals Act”, “The Private Sanitaria Act” and “The Public Hospitals Act”, a cemetery, mausoleum, columbarium, together with any chapel or other building appurtenant and incidental to such use, including a crematorium shall be permitted in all “R-R” Zones, provided a license has been obtained in accordance with the provisions of “The Cemetery Act”.

(c) all such institutional uses shall be governed also by the provisions of Section 6.13.

8.1.6 Business

Business

(a) Stables, riding academies, animal hospitals and veterinary establishments, storing of farm vehicles and machinery used on the premises, storing of motor vehicles (other than farm machinery) provided that the number of vehicles stored does not exceed six.

(b) Parking station incidental to an adjacent Commercial Zone, subject to the provisions of Section 24.4 of this By-law.

RURAL RESIDENTIAL
ZONES (R-R)

Accessory Buildings and Uses	<p>8.1.7 Accessory Buildings and Uses</p> <p>A private garage, recreational building, greenhouse, bath house, swimming pool and private park if not used for commercial purposes.</p>
Signs	<p>8.1.8 Signs</p> <p>(a) One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot, and one non-illuminated trespassing, safety or caution sign not exceeding six square feet in area.</p> <p>(b) A sign not exceeding one square foot in area indicating the name and profession of a doctor or dentist.</p> <p>(c) A sign not exceeding twelve square feet in area advertising the farm products raised or produced on the premises.</p>
AREA REQUIRE- Lot Area	<p>8.2 AREA REQUIREMENTS</p> <p>8.2.1 Lot Area</p> <p>Every lot or other parcel of land shall have a minimum area of five (5) acres for all uses permitted in this Section.</p>
Lot Frontage	<p>8.2.2 Lot Frontage</p> <p>Minimum 400 feet.</p>
Lot Coverage	<p>8.2.3 Lot Coverage</p> <p>Maximum all buildings 20 per cent.</p>
Exceptions	<p>8.2.4 EXCEPTIONS</p> <p>Where a lot having a lesser frontage or area than is required herein is held under distinct and separate ownership from adjoining lots recorded with the Land Titles or Registry Office on or prior to the passing of this By-law the following provisions shall apply:—</p> <p>8.2.4.1 Area Requirements</p> <p>Lot Area: minimum 15,000 square feet</p> <p>Lot Frontage: minimum 80 feet</p> <p>Lot Coverage: maximum all buildings 25 per cent.</p>
YARD REQUIRE- MENTS OTHER THAN INSTITU- TIONAL USES	<p>8.3 YARD REQUIREMENTS</p> <p>8.3.1 Front Yard</p> <p>Minimum 100 feet.</p> <p>8.3.2 Side Yards</p> <p>Minimum each side 15 feet.</p> <p>8.3.3 Rear Yard</p> <p>Minimum 25 feet.</p>
Front Yard Side Yards Rear Yard	
FLOOR AREA REQUIRE- MENTS FOR OTHER THAN INSTITU- TIONAL USES	<p>8.4 FLOOR AREA REQUIREMENTS</p> <p>The following provisions with respect to floor area shall apply to any one-family detached dwelling being the main building on the premises:—</p> <p>1 storey: minimum 950 square feet</p> <p>1½ storey: minimum 1,100 square feet</p> <p>2 storey: minimum 1,250 square feet</p>

**RURAL RESIDENTIAL
ZONES (R-R)**

8.5 HEIGHT OF RESIDENTIAL BUILDINGS

Maximum—35 feet.

**HEIGHT OF
RESIDEN-
TIAL
BUILDINGS
STAFF
DWELLINGS**

8.6 STAFF DWELLINGS

Staff Dwellings shall comply with the minimum provisions for “R5” Zones.

**8.7 LOTS SERVED BY MUNICIPAL WATER SUPPLY AND SANITARY
SEWER SYSTEM**

**LOTS
SERVED BY
MUNICIPAL
WATER
SUPPLY
AND
SANITARY
SEWER
SYSTEM**

Notwithstanding anything contained in Sections 8.1-8.6 inclusive of this By-law, in an “R-R” Zone where a lot is served by municipal water supply and sanitary sewer system it may be divided into lots of lesser width and area than required for an “R-R” Zone provided that such division of land is carried out in accordance with the provisions of Subdivision Control Area By-Law No. 4818 as amended, and complies with the provisions of the district and residential zone indicated in brackets under the Symbol “R-R” on the maps being Schedules “A”, “B”, “C” and “D” to this By-law applicable to the “R” Zones so indicated in brackets under the symbol “R-R” shall apply as shown on the maps being Schedules “A”, “B”, “C”, and “D” to this By-law, and the provisions for “R-R” Zone shall no longer apply.

SUBURBAN RESIDENTIAL
ZONES (R-A)

SECTION 9—SUBURBAN RESIDENTIAL ZONES (R-A)

The following provisions shall apply in all Suburban Residential Zones (R-A):—

No person shall hereafter use any building, structure or land, and no person shall erect any building or structure if no municipal water supply and no sanitary sewer system exists except in accordance with the following provisions:—

USES
PERMITTED
Residential

9.1 USES PERMITTED

9.1.1 Residential

A one-family detached dwelling and accessory living quarters for staff employed on the premises and for non-paying guests.

Agricultural

9.1.2 Agricultural

Agricultural uses including field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries, apiaries and mushroom farms, and any other similar uses or enterprises which are not obnoxious.

Home
Occupation

9.1.3 Home Occupation

The office of a physician, dentist or drugless practitioner located in the one family detached dwelling used by such physician, dentist or drugless practitioner as his private residence. Such office to be used for consultation and emergency treatment only, but shall not be in the nature of a clinic or private hospital.

Recreational

9.1.4 Recreational

Parks, playgrounds, community centres and other recreational buildings operated and owned by a public authority, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).

Institutional

9.1.5 Institutional

(a) churches, schools, nursery schools, public libraries, religious institutions including educational facilities associated with and accessory thereto, and research laboratories under the jurisdiction of the University of Toronto or a government authority.

(b) public and private hospitals, sanatoria and clinics as defined by “The Private Hospitals Act”, “The Private Sanitaria Act” and “The Public Hospitals Act”.

(c) cemeteries, crematoria, columbarium and mausoleum.

(d) all such institutional uses shall be governed also by the provisions of Section 6.13.

Business

9.1.6 Business

Riding stables or academies, animal hospitals and veterinary establishments, storing of farm vehicles and machinery used on the premises, storing of motor vehicles (other than farm machinery) provided that the number of vehicles stored does not exceed six,

a parking station contiguous to an adjacent Commercial Zone subject to the provisions of Section 24.4 of this By-law.

Accessory
Buildings
and Uses

9.1.7 Accessory Buildings and Uses

A private garage, recreation building, greenhouse, bath house, swimming pool and private park if not used for commercial purposes.

SUBURBAN RESIDENTIAL
ZONES (R-A)

9.1.8 Signs SIGNS

One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot, and one non-illuminated trespassing, safety or caution sign not exceeding six square feet in area,
a sign not exceeding one square foot in area indicating the name and profession of a doctor, dentist or drugless practitioner,
a sign not exceeding twelve square feet in area advertising farm products raised or produced on the premises.

9.2 AREA REQUIREMENTS AREA
REQUIRE-
MENTS
Lot Area

Every lot or other parcel of land shall have a minimum area of two (2) acres for all uses permitted in this Section.

9.2.2 Lot Frontage Lot Frontage
Minimum 200 feet.

9.2.3 Exceptions Exceptions
Where a lot has less width or less area than herein required and was held in separate ownership on or prior to the date of the passing of this By-law, such lot may be occupied for any use permitted in this Section except for riding stables or academies, animal hospitals and institutional uses.

9.3 YARD REQUIREMENTS YARD
REQUIRE-
MENTS

9.3.1 Front Yard
Minimum 40 feet.

9.3.2 Side Yards
Minimum 6 feet, one side; minimum 14 feet other side.

9.3.3 Rear Yard
Minimum 25 feet.

9.4 LOT COVERAGE LOT
COVERAGE
Maximum all buildings 25 per cent.

9.5 FLOOR AREA REQUIREMENTS FLOOR
AREA
REQUIRE-
MENTS
The following provisions with respect to floor area shall apply to any one-family detached dwelling being the main building on the premises:—

- 1 storey: minimum 950 square feet
- 1½ storey: minimum 1,100 square feet
- 2 storey: minimum 1,250 square feet

9.6 HEIGHT OF RESIDENTIAL BUILDINGS HEIGHT OF
RESIDEN-
TIAL
BUILDINGS
Maximum: 35 feet.

9.6.1 STAFF DWELLINGS STAFF
DWELLINGS
Staff Dwellings shall comply with the minimum provisions for “R5” Zones.

9.7 EXCEPTIONS EXCEP-
TIONS
Where a lot having a lesser frontage or area than is required herein was held under distinct and separate ownership from adjoining lands

SUBURBAN RESIDENTIAL
ZONES (R-A)

according to the Registrar for Lands in the Land Titles or Registry Office on or prior to the date of the passing of this By-law, the following provisions shall apply:—

Area Re-
quirements

9.7.1 Area Requirements

- Lot Area: minimum 12,000 square feet
- Lot Frontage: minimum 80 feet
- Lot Coverage: maximum all buildings 25 per cent.

LOTS
SERVED BY
MUNICIPAL
WATER
SUPPLY
AND
SANITARY
SEWER
SYSTEM

9.8 LOTS SERVED BY MUNICIPAL WATER SUPPLY AND SANITARY
SEWER SYSTEM

Notwithstanding anything contained in Sections 9.1-9.7 inclusive of this By-law, in an “R-A” Zone where a lot is served by municipal water supply and sanitary sewer system it may be divided into lots of lesser width and area than required for an “R-A” Zone provided that such division of land is carried out in accordance with the provisions of Sub-division Control Area By-law No. 4818 as amended, and complies with the provisions of the district and residential zone indicated in brackets under the Symbol “R-A” on the maps being Schedules “A”, “B”, “C” and “D” to this By-law, and hereafter all the provisions of this By-law applicable to the “R” Zones so indicated in brackets under the symbol “R-A” shall apply as shown on the maps being Schedules “A”, “B”, “C” and “D” to this By-law, and the provisions for “R-A” Zone shall no longer apply.

LANDS
FORMERLY
UNDER BY-
LAW 2202

9.9 LANDS FORMERLY UNDER BY-LAW No. 2202

Notwithstanding anything contained in Sections 9.1-9.8 inclusive of this By-law, for those lands included in the “R-A” Zone, being Parts of Lots 5, 6 and 7, Concession 2 East of Yonge Street, and those lands described in accordance with Registered Plan 2801 and formerly under By-law No. 2202, no person shall hereafter use any land, building or structure or erect any building or structure, except in accordance with the following provisions:—

Uses
Permitted

9.9.1 Uses Permitted

- (a) Residential: one-family detached dwelling,
- (b) Accessory Buildings and Uses: a private garage, accessory living quarters for staff employed on the premises or non-paying guests, recreation building, greenhouse, bath house, swimming pool.

Area Re-
quirements

9.9.2 Area Requirements

- Lot Area—minimum 2 acres.

Yard Re-
quirements

9.9.3 Yard Requirements

- Front Yard—minimum 100 feet.
- Side Yards—minimum 6 feet one side; minimum 14 feet other side.
- Rear Yard—minimum 25 feet.

Lot Coverage

9.9.4 Lot Coverage

- Maximum 30 per cent.

Floor Area

9.9.5 Floor Area

The following provisions with respect to floor area shall apply to any one-family detached dwelling being the main building on the premises:—

SUBURBAN RESIDENTIAL
ZONES (R-A)

- 1 storey: minimum 1,500 square feet
- 1½ storey: minimum 1,650 square feet
- 2 storey: minimum 1,800 square feet

provided however, that any dwelling erected shall have a minimum cubic content of 35,000 cubic feet.

9.9.6 Building Height Limit
Maximum 35 feet.

Building
Height Limit

**ONE-FAMILY DETACHED
DWELLING FIRST
DENSITY ZONE (R1)**

**SECTION 10—ONE-FAMILY DETACHED DWELLING
FIRST DENSITY ZONE (R1)**

The following provisions shall apply in all One-Family Detached Dwelling First Density Zones (R1):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

**USES
PERMITTED**

10.1 USES PERMITTED

Residential

10.1.1 Residential

One-family detached dwellings and accessory buildings incidental thereto.

**Home
Occupation**

10.1.2 Home Occupation

The office of a physician, dentist or drugless practitioner located in the one-family detached dwelling used by such physician, dentist or drugless practitioner as their private residence, such office to be used for consultation and emergency treatment only, but shall not be in the nature of a clinic or private hospital.

Recreational

10.1.3 Recreational

Parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature course and similar uses operated for commercial purposes).

Signs

10.1.4 Signs

One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot; one non-illuminated safety or caution sign not exceeding two square feet in area; a sign indicating the name and profession of a physician, dentist or drugless practitioner, not exceeding one square foot in area.

Institutional

10.1.5 Institutional

Schools, public libraries, churches including church halls and Sunday Schools associated with and accessory thereto, subject also to the provisions of Section 6.13.

**AREA
REQUIRE-
MENTS**

10.2 AREA REQUIREMENTS

Lot Frontage

10.2.1 Lot Frontage

1. Minimum if served by municipal water supply and sanitary sewer system—100 feet.
2. Minimum if served by municipal water supply only—100 feet.
3. Minimum if served by neither municipal water supply nor sewer system—200 feet.

Lot Area

10.2.2 Lot Area

1. Minimum if served by municipal water supply and sanitary sewer system—12,000 square feet.
2. Minimum if served by municipal water supply only—1 acre.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.

**Yard Re-
quirements**

10.2.3 Yard Requirements

Front Yard—minimum 40 feet.
Side Yards—minimum 6 feet one side; minimum 14 feet other side.
Rear Yard—minimum 25 feet.

**ONE-FAMILY DETACHED
DWELLING FIRST
DENSITY ZONE (R1)**

10.2.4 Lot Coverage	Lot Coverage
Maximum 25 per cent.	
10.2.5 Floor Area	Floor Area
1 storey: minimum 1,500 square feet	
1½ storey: minimum 1,650 square feet	
2 storey: minimum 1,800 square feet.	
10.2.6 Height of Buildings	Height of Buildings
Maximum 35 feet.	

ONE-FAMILY DETACHED
DWELLING SECOND
DENSITY ZONE (R2)

SECTION 11—ONE-FAMILY DETACHED DWELLING
SECOND DENSITY ZONE (R2)

The following provisions shall apply in all One-Family Detached Dwelling Second Density Zones (R2):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

USES
PERMITTED

11.1 USES PERMITTED

Residential

11.1.1 Residential

One-family detached dwellings and accessory buildings incidental thereto.

Home
Occupation

11.1.2 Home Occupation

The offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residences, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.

Recreational

11.1.3 Recreational

Parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).

Signs

11.1.4 Signs

One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area, a sign indicating the name and profession of a physician, dentist or drugless practitioner, not exceeding one square foot in area.

Institutional

11.1.5 Institutional

Schools, public libraries, churches including church halls and Sunday Schools associated with and accessory thereto, subject also to the provisions of Section 6.13.

AREA
REQUIRE-
MENTS

11.2 AREA REQUIREMENTS

Lot Frontage

11.2.1 Lot Frontage with the exception of Lots in District No. 9

1. Minimum if served by municipal water supply and sanitary sewer system—70 feet.
2. Minimum if served by municipal water supply only—75 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

Lot Area

11.2.2 Lot Area with the exception of Lots in District No. 9 and District No. 10

1. Minimum if served by municipal water supply and sanitary sewer system—10,500 square feet.
2. Minimum if served by municipal water supply only—11,250 square feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.

**ONE-FAMILY DETACHED
DWELLING SECOND
DENSITY ZONE (R2)**

11.2.3	Floor Area with the exception of Lots in District No. 10	Floor Area
	1 storey: minimum 1,200 square feet	
	1½ storey: minimum 1,350 square feet	
	2 storey: minimum 1,500 square feet	
11.2.3.1		
	Notwithstanding anything contained in Section 11.2.3, for those lands within Registered Plans 3264, 3312 and 3370 York, the following shall apply:—	
	1 storey: minimum 800 square feet	
	1½ storey: minimum 950 square feet	
	2 storey: minimum 1,100 square feet	
11.2.4	Yards	Yards
	Front Yard—minimum 30 feet.	
	Side Yards—minimum 6 feet for one-storey building, 2 feet additional for each additional storey or portion thereof.	
	Rear Yard—minimum 25 feet.	
11.2.5	Lot Coverage	Lot Coverage
	Maximum all buildings 30 per cent.	
11.2.6	Height of Buildings	Building Height
	Maximum 35 feet.	
11.3	DISTRICT No. 9 (Lot Frontage and Lot Area Requirements)	DISTRICT No. 9
	In District No. 9 the following provisions shall apply with respect to Lot Frontage and Lot Area:—	
11.3.1	Lot Frontage	
	1. Minimum if served by municipal water supply and sanitary sewer system—80 feet.	
	2. Minimum if served by municipal water supply only—100 feet.	
	3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.	
11.3.2	Lot Area	
	1. Minimum if served by municipal water supply and sanitary sewer system—15,000 square feet.	
	2. Minimum if served by municipal water supply only—20,000 square feet.	
	3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.	
11.3.3	Exception	
	Notwithstanding anything contained herein, the following shall apply to the lands covered by By-law 11731:	
	Lot Area —Minimum 20,000 square feet.	
	Lot Frontage —Minimum 100 feet.	
	Floor Area —1 storey: minimum 1,200 square feet	
	1½ storey: minimum 1,350 square feet	
	2 storey: minimum 1,500 square feet	
	Front Yard —Minimum 50 feet on Fifeshire Road	
	Minimum 60 feet on Bayview Avenue	
	One house to one lot on any registered plan or unregistered plan.	

**ONE-FAMILY DETACHED
DWELLING SECOND
DENSITY ZONE (R2)**

DISTRICT No. 10	11.4 DISTRICT No. 10 (Lot Area and Floor Area Requirements) In District No. 10 the following provisions shall apply with respect to Lot Area and Floor Area:—
Lot Area	11.4.1 Lot Area Minimum 20,000 square feet.
Floor Area	11.4.2 Floor Area 1 storey: minimum 950 square feet 1½ storey: minimum 1,100 square feet 2 storey: minimum 1,250 square feet

**ONE-FAMILY DETACHED
DWELLING THIRD
DENSITY ZONE (R3)**

**SECTION 12—ONE-FAMILY DETACHED DWELLING
THIRD DENSITY ZONE (R3)**

The following provisions shall apply in all One-Family Detached Dwelling Third Density Zones (R3):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

12.1 USES PERMITTED	USES PERMITTED
12.1.1 Residential One-family detached dwellings and accessory buildings incidental thereto.	Residential
12.1.2 Home Occupation The offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residences, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.	Home Occupation
12.1.3 Recreational Parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes).	Recreational
12.1.4 Signs One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area, a sign indicating the name of a physician, dentist or drugless practitioner not exceeding one square foot in area.	Signs
12.1.5 Institutional Schools, public libraries, churches including church halls and Sunday Schools associated with and accessory thereto, subject also to the provisions of Section 6.13.	Institutional

ONE-FAMILY DETACHED
DWELLING THIRD
DENSITY ZONE (R3)

LOT
FRONTAGE

12.2 LOT FRONTAGE

In Districts
Nos. 1, 2, 3, 5,
6, 9, 10 and 11

12.2.1 In Districts Nos. 1, 2, 3, 5, 6, 9, 10 and 11

1. Minimum if served by municipal water supply and sanitary sewer system—60 feet.
2. Minimum if served by municipal water supply only—75 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

12.2.1.1

Notwithstanding anything contained in Section 12.2.1 for those lands within Registered Plans 3703, 3807 and 3833 York, the following shall apply:—

1. Minimum if served by municipal water supply and sanitary sewer system—50 feet.
2. Minimum if served by municipal water supply only—60 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

In District
No. 4

12.2.2 In District No. 4

1. Minimum if served by municipal water supply and sanitary sewer system—50 feet.
2. Minimum if served by municipal water supply only—60 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

12.2.2.1

Notwithstanding anything contained in Section 12.2.2, for those lands bounded on the west by the east limit of Registered Plan M372 York, on the north by the south limit of Registered Plan 1801 York, on the east by the west limit of Bayview Avenue and on the south by the north limit of Sheppard Avenue, the following shall apply:—

Lot Frontage: minimum 75 feet.

In District
No. 8

12.2.3 In District No. 8

1. Minimum if served by municipal water supply and sanitary sewer system—70 feet.
2. Minimum if served by municipal water supply only—85 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

In District
No. 12

12.2.4 In District No. 12

1. Minimum if served by municipal water supply and sanitary sewer system—90 feet.
2. Minimum if served by municipal water supply only—100 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

ONE-FAMILY DETACHED
DWELLING THIRD
DENSITY ZONE (R3)

12.3 LOT AREA

Lot Area

12.3.1 In Districts Nos. 1, 2, 3, 5, 6, 9, 10 and 11

In Districts
Nos. 1, 2, 3, 5,
6, 9, 10 and
11

- 1. Minimum if served by municipal water supply and sanitary sewer system—7,500 square feet.
- 2. Minimum if served by municipal water supply only—10,000 square feet.
- 3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.

12.3.1.1

Notwithstanding anything contained in Section 12.3.1 for those lands within Registered Plans 3703, 3807 and 3833 York, the following shall apply:—

- 1. Minimum if served by municipal water supply and sanitary sewer system—6,000 square feet.
- 2. Minimum if served by municipal water supply only—7,500 square feet.
- 3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.

12.3.2 In District No. 4

In District
No. 4

- 1. Minimum if served by municipal water supply and sanitary sewer system—6,500 square feet.
- 2. Minimum if served by municipal water supply only—8,000 square feet.
- 3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.

12.3.3 In Districts Nos. 8 and 12

In Districts
No. 8 and 12

- 1. Minimum if served by municipal water supply and sanitary sewer system—15,000 square feet.
- 2. Minimum if served by municipal water supply only—20,000 square feet.
- 3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.

12.4 YARDS

Yards

Front Yard—minimum 25 feet.

Side Yards—minimum each side: 4 feet for one-storey building, 2 feet additional for each additional storey or portion thereof on that side where the building is elevated beyond one storey.

Rear Yard—minimum 25 feet.

12.4.1

Notwithstanding anything contained in Section 12.4, for those lands described in Section 12.2.2.1, the following shall apply:—

Front Yard

- (a) for those lands fronting on Spring Garden Road—minimum 75 feet.
- (b) for those lands fronting on Bayview Avenue—minimum 100 feet.

12.4.2

Notwithstanding anything contained in Section 12.4 for the lands designated R-3 in the following area namely:—

ONE-FAMILY DETACHED
DWELLING THIRD
DENSITY ZONE (R3)

Commencing at the southeast corner of Bathurst Street and Sheppard Avenue; thence easterly along the south limit of Sheppard Avenue to the west limit of the Don River; thence south easterly along the west limit of the Don River to the north limit of Highway 401; thence south westerly along the north limit of Highway 401 to its intersection with the east limit of Bathurst Street; thence northerly along the east limit of Bathurst Street to the point of commencement;

The following shall apply: Side Yard Provisions as in Section 13.2.3.

Floor Area
of Dwelling

12.5 FLOOR AREA OF DWELLING

In Districts
Nos. 1, 5, 6, 8,
11 and 12

12.5.1 In Districts Nos. 1, 5, 6, 8, 11 and 12

- 1 storey: minimum 1,100 square feet
- 1½ storey: minimum 1,250 square feet
- 2 storey: minimum 1,400 square feet

In Districts
Nos. 3, 4, and
10

12.5.2 In Districts Nos. 3, 4 and 10

- 1 storey: minimum 800 square feet
- 1½ storey: minimum 950 square feet
- 2 storey: minimum 1,100 square feet

In District
No. 2

12.5.3 In District No. 2

- 1 storey: minimum 950 square feet
- 1½ storey: minimum 1,100 square feet
- 2 storey: minimum 1,250 square feet

12.5.4 In District No. 9

- 1 storey : minimum 1,100 square feet
- 1½ or more storeys: minimum 1,500 square feet

Lot Coverage

12.6 LOT COVERAGE

Maximum all buildings 35 per cent.

Height of
Buildings

12.7 HEIGHT OF BUILDINGS

Maximum 35 feet.

Supple-
mentary
Height Re-
quirements

12.7.1 Supplementary Height Requirements

Notwithstanding anything herein contained, no person shall erect on the lots hereafter defined any one-family detached dwelling less than two storeys in height:—

Lands
Formerly
under By-
law No. 5488
(two storey)

12.7.1.1 Lands Formerly under By-law No. 5488 (two storey)

ALL AND SINGULAR those certain parcels of land situated, lying and being in the Township of North York in the County of York, being and composed of:—

The following Lots on Registered Plan No. 1965:—228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370.

The following Lots on Registered Plan No. 2391:—113, 114, 115.

The following Lots on Registered Plan No. 2470:—4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28.

The following Lots on Registered Plan 2647:—41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58.

**ONE-FAMILY DETACHED
DWELLING THIRD
DENSITY ZONE (R3)**

12.7.1.2 Lands Formerly Under By-law No. 642 (one and one-half storey)

**Lands
Formerly
under By-
law No. 692
(one and
one-half
storey)**

The area bounded on the north by the south limit of Lawrence Avenue East, on the north-east by the south-west limit of Lawrence Avenue East, on the east by the west limit of Bayview Avenue, on the south by the south limit of Registered Plan No. 1534 and on the west by the existing boundary line of the City of Toronto.

12.7.2

Notwithstanding anything herein contained, no person shall erect within the lands hereafter defined, any one-family detached dwelling of less than one and one-half storey in height provided that the upper storey shall be not less than 60 per cent. (60%) of the ground floor area.

12.7.2.1 Lands formerly under By-law No. 4052

**Lands
Formerly
under By-
law No. 4052**

ALL AND SINGULAR those certain parcels and tracts of land situated, lying and being in the Township of North York in the County of York, and being composed of:—

FIRSTLY: All lots as shown on Registered Plan No. 2044 and Registered Plan No. 3172, save and except thereout frontage on Bathurst Street to a depth of one hundred and fifty feet measured easterly therefrom.

SECONDLY: All lots shown upon Registered Plan No. 2456, save and except thereout the lands on the east side of Bathurst Street to a depth of one hundred and fifty feet measured therefrom.

THIRDLY: All lots on Registered Plan No. 2571.

FOURTHLY: All lots on Registered Plan No. 2395.

FIFTHLY: All lots shown on Registered Plan No. 1841.

SIXTHLY: All lots shown on Registered Plan No. 2631.

12.7.2.2 Lands Formerly under By-law No. 2126

**Lands
Formerly
under By-
law No. 2126**

That portion of the Township of North York known as the Edgecombe Park Subdivision and being all the lots laid out by Registered Plan No. 1505.

12.8 Registered Plan 3998, York

Nothing in this By-law shall prevent the erection of one one-family detached dwelling on one or more lots within and described in accordance with Registered Plan 3998 York.

12.9 Registered Plan 3465

Notwithstanding anything herein contained, any lot according to said Registered Plan 3465 may have a frontage, area and side yard measurements as follows:

- (a) Frontage : 50 feet minimum
- (b) Lot Area : 6,500 square feet minimum
- (c) Side Yard : 4 feet minimum for 1, 1½ and 2 storey dwellings,

provided, however, that all other requirements of By-law No. 7625, as amended shall remain in full force and effect and provided that no partition of lands upon said Plan 3465 may be made without first obtaining the approval of the Medical Officer of Health for the Township.

**ONE-FAMILY DETACHED
DWELLING FOURTH
DENSITY ZONE (R4)**

**SECTION 13—ONE-FAMILY DETACHED DWELLING
FOURTH DENSITY ZONE (R4)**

The following provisions shall apply in all One-family Detached Dwelling Fourth Density Zones (R4):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

**USES
PERMITTED**
Residential

13.1 USES PERMITTED

13.1.1 Residential

One-family detached dwellings and accessory buildings incidental thereto.

13.1.1.1

Provided, however, that nothing in this Section shall prevent the use of the existing building situated on Lot 140, Registered Plan 2385 York, for uses permitted in M1 Zones.

**Home
Occupation**

13.1.2 Home Occupation

The offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residence, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.

Recreational

13.1.3 Recreational

Parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes), athletic clubs, badminton clubs, lawn bowling clubs, tennis clubs, social clubs, community centres.

Institutional

13.1.4 Institutional

Schools, nursery schools, public libraries, churches with church halls and Sunday Schools associated with and accessory thereto, museums and art galleries, subject also to the provisions of Section 6.13.

Accessory

13.1.5 Accessory

Private and community garages.

Signs

13.1.6 Signs

One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area, a sign indicating the name and profession of a physician, dentist or drugless practitioner, not exceeding one square foot in area.

**AREA
REQUIRE-
MENTS**

13.2 AREA REQUIREMENTS

Lot Frontage

13.2.1 Lot Frontage

1. Minimum if served by municipal water supply and sanitary sewer system—50 feet.
2. Minimum if served by municipal water supply only—50 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

ONE-FAMILY DETACHED DWELLING FOURTH DENSITY ZONE (R4)

13.2.2	Lot Area	Lot Area
	1. Minimum if served by municipal water supply and sanitary sewer system—6,000 square feet.	
	2. Minimum if served by municipal water supply only—7,500 square feet.	
	3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.	
13.2.3	Yards	Yards
	Front Yard—minimum 25 feet.	
	Side Yards—minimum each side: 4 feet for one-storey building, 2 feet additional for each additional storey or portion thereof on the side where additional storey exists, provided that on any building to which there is a garage attached and such a garage is a single storey structure having no basement or room above or in the rear of such garage, the side yard on that side shall have a minimum width of 3 feet; provided further, however, that on any plans registered in the Registry Office or filed in the Office of Land Titles at Toronto on or before the first day of June, 1955, a minimum side yard of 18 inches shall be provided on the side having an attached garage.	
	Rear Yard—minimum 25 feet.	
13.2.4	Lot Coverage	Lot Coverage
	Maximum all buildings 35 per cent. (35%).	
13.2.5	Floor Area	Floor Area
13.2.5.1	In Districts Nos. 1, 2, 5, 6, 9, 10, 11, 12, 13 and 14	In Districts Nos. 1, 2, 5, 6, 9, 10, 11, 12, 13 and 14
	1 storey: minimum 950 square feet	
	1½ storey: minimum 1,100 square feet	
	2 storey: minimum 1,250 square feet	
13.2.5.2	In District No. 4	In District No. 4
	1 storey: minimum 800 square feet	
	1½ storey: minimum 950 square feet	
	2 storey: minimum 1,100 square feet	
13.2.5.3	In District No. 3	In District No. 3
	1 storey: minimum 850 square feet	
	1½ storey: minimum 1,000 square feet	
	2 storey: minimum 1,150 square feet	
13.2.6	Height of Buildings	Height of Buildings
	Maximum—35 feet.	
13.3		
	Notwithstanding anything contained in sub-sections 13.2 to 13.2.6, inclusive, of Section 13, of this By-law, with respect to those lands within and described in accordance with Registered Plan 3746 (formerly under By-law No. 6560), no person shall hereafter erect any building or structure except in accordance with the following provisions:—	
	Lot Frontage—44 feet.	
	Area Requirements—minimum 4,500 square feet.	

**ONE-FAMILY DETACHED
DWELLING FOURTH
DENSITY ZONE (R4)**

Yard Requirements

Front Yard—minimum 20 feet.

Side Yard—minimum 18 inches.

Rear Yard—minimum 25 feet.

Lot Coverage—maximum 40 per cent. (40%).

Provided, however, that the following lots are exempted from the above provisions only insofar as indicated:—

(i) Lot 106—front yard 19 feet 11 inches.

(ii) Westerly 36' 9" of Lot 45—

Lot frontage—36 feet 9 inches

Area requirement—4040 square feet

(iii) Easterly 47' 11½" of Lot 45—

Area requirement—4150 square feet

(iv) Easterly 49' 4" of Lot 97—

Area requirement—3687 square feet

Front yard—12 feet 6 inches

Rear yard—20 feet

Lot coverage 43 per cent. (43%).

(v) Westerly part of Lot 97—

Front yard—13 feet

Rear yard—6 feet 1 inch.

13.4 Registered Plan 3691

Notwithstanding anything herein contained, any lot according to said Registered Plan 3691 may have frontage, area and side yard as follows:—

(a) Frontage : 45 feet minimum

(b) Lot Area : 6,200 square feet minimum

(c) Side Yard : 4 feet minimum for 1, 1½ and
2 storey dwellings,

provided, however, that all other requirements of By-law No. 7625, as amended, shall remain in full force and effect, and provided further that no partition of lands upon said Plan 3691 may be made without first obtaining the approval of the Medical Officer of Health for the Township.

13.5 Registered Plans 1880, 2366, and 3788

Notwithstanding anything herein contained, any registered lots according to Registered Plans 1880, 2366 and 3788 which have a lot area of not less than 6600 square feet may be used for the erection of a single-family dwelling, provided, however, that all other requirements of By-law 7625, as amended, shall remain in full force and effect.

ONE-FAMILY DETACHED
DWELLING FIFTH
DENSITY ZONE (R5)

SECTION 14—ONE-FAMILY DETACHED DWELLING
FIFTH DENSITY ZONE (R5)

The following provisions shall apply in all One-family Detached Dwelling Fifth Density Zones (R5):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

14.1 USES PERMITTED

USES
PERMITTED
Residential

14.1.1 Residential

One-family detached dwellings and accessory buildings incidental thereto.

14.1.2 Home Occupation

Home
Occupation

The offices of physicians, dentists or drugless practitioners located in the one-family detached dwellings used by such physicians, dentists or drugless practitioners as their private residences, such offices to be used for consultation and emergency treatment only, but shall not be in the nature of clinics or private hospitals.

14.1.3 Institutional

Institutional

Schools, nursery schools, public libraries, churches with church halls and Sunday Schools associated with and accessory thereto, museums and art galleries, subject also to the provisions of Section 6.13.

14.1.4 Recreational

Recreational

Parks, playgrounds operated by the Township, golf courses (but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes), athletic clubs, badminton clubs, lawn bowling clubs, tennis clubs, social clubs, community centres.

14.1.5 Signs

Signs

One non-illuminated real estate sign advertising the sale, rental or lease of any building, structure or lot and one non-illuminated trespassing, safety or caution sign not exceeding two square feet in area; a sign indicating the name and profession of a physician, dentist or drugless practitioner not exceeding one square foot in area; a sign not exceeding two square feet in area advertising rooms to let, tourist accommodation or similar uses.

14.1.6 Accessory

Accessory

Private and community garages.

14.2 AREA REQUIREMENTS

Area
Requirements

14.2.1 Lot Frontage

Lot Frontage

1. Minimum if served by municipal water supply and sanitary sewer system—50 feet.
2. Minimum if served by municipal water supply only—50 feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—200 feet.

14.2.2 Lot Area

Lot Area

1. Minimum if served by municipal water supply and sanitary sewer system—6,000 square feet.
2. Minimum if served by municipal water supply only—7,500 square feet.
3. Minimum if served by neither municipal water supply nor sanitary sewer system—2 acres.

**ONE-FAMILY DETACHED
DWELLING FIFTH
DENSITY ZONE (R5)**

**Yard Re-
quirements**

14.2.3 Yard Requirements

Front Yard—minimum 25 feet

Side Yards—minimum each side 4 feet for one-storey building, 2 feet additional for each additional storey or portion thereof, provided that on any building to which there is a garage attached and such a garage is a single storey structure having no basement or room above or in the rear of such garage, the side yard on that side shall have a minimum width of 3 feet; provided further, however, that on any plans registered in the Registry Office or filed in the Office of Land Titles at Toronto on or before the first day of June, 1955, a minimum side yard of 18 inches shall be provided on the side having an attached garage.

Rear Yard—minimum 25 feet.

Lot Coverage

14.2.4 Lot Coverage

Maximum all buildings 35 per cent.

Floor Area

14.2.5 Floor Area

- 1 storey: minimum 800 square feet
- 1½ storey: minimum 950 square feet
- 2 storey: minimum 1,100 square feet

**Height of
Buildings**

14.2.6 Height of Buildings

Maximum 35 feet.

**GENERAL PROVISIONS FOR
MULTIPLE-FAMILY
DWELLING ZONES (RM)**

**SECTION 15—GENERAL PROVISIONS FOR MULTIPLE-
FAMILY DWELLING ZONES (RM)**

The following provisions shall apply in all Multiple-Family Dwelling Zones (RM):—

No person shall hereafter use any land, building or structure and no person shall erect any building or structure except in accordance with the following provisions:—

15.1 MUNICIPAL SERVICES REQUIRED

**Municipal
Services
Required**

- (a) Notwithstanding anything contained in this By-law, no person shall hereafter erect, alter or use, in whole or in part, any building or structure for multiple-family dwelling purposes in any zone on land to which municipal water supply and sanitary sewers are not available.
- (b) No person shall hereafter erect, alter or use in whole or in part, any building or structure as an apartment house dwelling in any zone, on land to which a five (5) foot concrete sidewalk has not been provided on all streets which form boundaries of the property upon which the apartment house is to be located and which provide access to the apartment house, or satisfactory financial arrangements have been made with the Township for the installation of the said sidewalk.

SIDEWALK

15.2 MINIMUM STREET WIDTH

**Minimum
Street
Width**

No person shall hereafter erect any multiple family dwelling and no person shall use any building, structure or land for the purpose of a multiple-family dwelling unless every multiple-family dwelling is located upon a parcel of land fronting or abutting upon a street having a width of not less than sixty-six (66') feet, and no multiple-family dwelling shall be erected in the rear of or in front of any other building, other than accessory buildings, in relation to such street, provided, however, that group housing shall not be subject to the provisions of this subsection.

15.3 EXTERNAL DESIGN OF BUILDINGS

**External
Design of
Buildings**

No person shall erect on lots in any block single family, semi-detached or duplex dwellings more than twenty per cent (20%) of which are similar in external design with respect to the following: size and location of openings, doors, windows, projecting balconies and colour or type of surface materials. Such dwellings similar in external design shall not be built upon adjoining lots.

15.4 REQUIREMENTS FOR PARKING FACILITIES

**Require-
ments for
Parking
Facilities**

- (a) Parking spaces shall be provided for the use of occupants of any multiple family dwelling, within the building, on the same lot or in a parking station in the same zone as such dwelling is situated, in compliance with the following: one accessible parking space for each dwelling unit.
- (b) In addition to the parking spaces required in 15.4 (a), additional parking spaces shall be provided for the use of visitors to multiple family dwellings, other than semi-detached dwellings or duplex dwellings, within the building or on the same lot and in a parking station in compliance with the following: for buildings containing less than eight (8) dwelling units, one (1) parking space for every two (2) dwelling units; for buildings con-

GENERAL PROVISIONS FOR MULTIPLE-FAMILY DWELLING ZONES (RM)

taining eight (8) dwelling units or more but less than thirty (30) dwelling units, one (1) parking space for every four (4) dwelling units; for buildings containing thirty (30) dwelling units or more but less than sixty (60) dwelling units, one (1) parking space for every six (6) dwelling units; for buildings containing more than sixty (60) dwelling units, one (1) parking space for every eight (8) dwelling units.

- (c) Parking spaces shall be provided with an access lane having a minimum width of eight (8) feet.
- (d) Parking spaces and access lanes shall be surfaced and maintained with concrete, asphalt, crushed stone or other hard surface and dustless materials.
- (e) No parking spaces shall be located within ten (10') feet of any street line.
- (f) No parking space for an apartment house dwelling shall be located within ten (10') feet of any single family dwelling (R) zone, any two family dwelling (RM2) zone, or any window of a habitable room.
- (g) A parking station for an apartment house dwelling may be located in any zone other than a single family dwelling (R) zone, a two family dwelling (RM2) zone, or an industrial (M) zone, provided that such parking station is located within five hundred (500') feet of the apartment house dwelling and provided that such parking station is reserved during the existence of the apartment house dwelling for parking purposes by deed restriction registered on title to the land.
- (h) When an office building is permitted in a multiple family dwelling zone (RM), parking spaces shall be provided in the proportion of one parking space for each 300 square feet or portion thereof of gross ground floor area plus one parking space for each 750 square feet or portion thereof of additional gross floor area.

Signs

15.5 SIGNS

No advertising or display signs shall be permitted in any multiple family (RM) zone, except the following:

- (a) one non-illuminated real estate sign not exceeding six (6) square feet in area advertising the sale, rental, lease or identification of a building, structure or lot;
- (b) one or more signs not exceeding two (2) square feet in area indicating the name and profession of a physician, dentist or drugless practitioner;
- (c) one bulletin board not exceeding twenty-five (25) square feet in area on a church property;
- (d) a bulletin board not exceeding twelve (12) square feet for a public or private hospital, home for the aged, children's home, sanitarium, or other similar institutional use;
- (e) one temporary sign during the construction of the building, indicating the type of building being constructed and the names of the owners, architects, contractors and other persons or corporations associated therewith, on the same lot as that on which the building is being erected, provided that a building permit has been obtained for such sign.

**GENERAL PROVISIONS FOR
MULTIPLE-FAMILY
DWELLING ZONES (RM)**

15.5.1 No sign shall be located closer than ten (10') feet to the nearest street line.

**15.6 MINIMUM DISTANCE OF APARTMENTS AND OFFICE BUILDINGS
FROM "R" ZONES**

**Distance
from R
and RM2
Zones**

No apartment house dwelling or office building shall be located closer to any single family dwelling (R) zone or any two-family dwelling (RM2) zone than fifty (50') feet.

15.7 GARAGE CONSTRUCTION

**Garage
Construction**

Where garages are erected to serve multiple family dwellings other than semi-detached dwellings and duplex dwellings, all of the exterior walls thereof shall be constructed of or faced with materials similar to those used in the facing of the main building.

15.8 LANDSCAPING

Landscaping

- (a) An area of two hundred (200) square feet of landscaping for each nine hundred (900) square feet of gross floor area of the building, a part of which may be designated as a children's play area, shall be provided for multiple family dwellings other than semi-detached dwellings and duplex dwellings. Landscaping may include paths, patios, walkways and existing natural treed areas, but shall not include driveways, ramps, lanes or parking areas or any space beneath, within or on top of the building.
- (b) All yard areas, other than driveways and parking spaces shall be landscaped.
- (c) Landscaping shall consist of at least lawn and ornamental shrubs which shall be maintained in a healthy growing condition neat and orderly in appearance, and all areas between parking lots and single family dwelling zone (R) or two-family dwelling zone (RM2) shall be landscaped, predominately with a suitable screen of trees or shrubs.

15.9 APARTMENT HOUSES ON LOT

**Apartment
Houses
on Lot**

Except in the case of group housing, not more than one apartment house dwelling shall be constructed on one lot.

15.10 SEPARATE OWNERSHIPS

**Separate
Ownerships**

No person shall divide into separate ownerships, any multiple family dwelling other than a dwelling containing ten dwelling units or less, such dwelling to be divided along a common wall and to have separate entrances from the street.

MULTIPLE-FAMILY DWELLINGS
FIRST DENSITY ZONE (RM1)

SECTION 16—MULTIPLE-FAMILY DWELLINGS
FIRST DENSITY ZONE (RM1)

The following provisions shall apply in all Multiple-family Dwelling First Density Zones (RM1):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

USES
PERMITTED

16.1 USES PERMITTED

Dwellings, Multiple Attached
Group Housing

Private garages and accessory buildings only in accordance with the provisions of Section 7.5 of this By-law. All uses permitted in an R1, R2, R3 and R4 zone subject to the provisions therefor.

DWELLINGS,
MULTIPLE
ATTACHED

16.2 DWELLINGS, MULTIPLE ATTACHED, FOR EACH SUCH BUILDING

16.2.1 Lot Area

Minimum 2,400 square feet per dwelling unit.

16.2.2 Lot Coverage

Maximum all buildings other than private garages twenty-five (25%) per cent.

16.2.3 Lot Frontage

Minimum one hundred feet (100') per building.

16.2.4 Yard Requirements

Front Yard — Minimum twenty-five (25) feet.

Side Yards — Minimum twenty (20) feet or one fifth of the length of the building, whichever is the greater.

Rear Yard — Minimum twenty-five (25) feet.

16.2.5 Floor Area

Minimum each dwelling unit eight hundred (800) square feet.

16.2.6 Height of Building

Maximum thirty (30) feet or three (3) storeys above grade, whichever is the lesser.

GROUP
HOUSING

16.3 GROUP HOUSING

Group housing shall be permitted on lands shown as lots or blocks on a registered plan of subdivision, provided that the lands so used shall remain under one ownership and an agreement between the property owner and the Township to this effect is entered into and registered on title to the said lands in the Registry Office or Land Titles Office.

16.3.1 All buildings in a group housing project shall be subject to the restrictions for that type of building which is permitted in the zone in which the project is to be situated.

16.3.2 Distance Between Buildings

The minimum distance between buildings or portions thereof in a group housing project shall be equal to the average height of the two buildings.

* Put buildings - N.Y. Bldg Dept Dec 11/63

MULTIPLE-FAMILY DWELLINGS
SECOND DENSITY ZONE (RM2)

SECTION 17—MULTIPLE-FAMILY DWELLINGS
SECOND DENSITY ZONE (RM2)

The following provisions shall apply in all Multiple-family Dwelling Second Density Zones (RM2):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

17.1 USES PERMITTED

Uses
Permitted

Dwellings, Semi-detached
Dwellings, duplex

Private garages and accessory buildings only in accordance with the provisions of Section 7.5 of this By-law.

All uses permitted in R1, R2, R3 and R4 zones subject to the provisions therefor.

17.2 DWELLINGS, SEMI-DETACHED AND DUPLEX FOR EACH SUCH BUILDING

Dwellings,
Semi-
Detached
and Duplex

17.2.1 Lot Area

Minimum 7,200 square feet.

17.2.2 Lot Coverage

Maximum all buildings 35 per cent.

17.2.3 Lot Frontage

Minimum 60 feet.

17.2.4 Yard Requirements

Front Yard — minimum twenty-five (25) feet.

Side Yard — minimum eight (8) feet, provided, however, that where a garage is attached to or within the main building the side yard may be reduced to four (4) feet in the case of a one storey building and to six (6) feet in the case of a two storey building.

Rear Yard — minimum twenty-five (25) feet.

17.2.5 Floor Area

Minimum 800 square feet for each dwelling unit.

17.2.6 Height of Buildings

Maximum 30 feet or three storeys above grade, whichever is the lesser.

MULTIPLE-FAMILY DWELLINGS
THIRD DENSITY ZONE (RM3)

SECTION 18—MULTIPLE-FAMILY DWELLINGS
THIRD DENSITY ZONE (RM3)

The following provisions shall apply in all Multiple-family Dwelling Third Density Zones (RM3), and shall be applicable to each building erected therein:—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

Uses
Permitted

18.1 USES PERMITTED

Residential

- Dwelling, Triplex
- Dwelling, Double Duplex
- Dwelling, Converted
- Dwelling, Apartment House

All residential uses permitted in R1, R2, R3, R4, R5, RM1 and RM2 zones, subject to the provisions therefor.

Accessory:

Private garages and other accessory buildings subject to the provisions of Section 7.5 of this By-law.

Institutional:

All institutional uses permitted by Section 13.1.4 (R4 Zone).

- a religious institution
- a public or private hospital
- a nursing home
- a fraternal organization
- a sanitarium

all such institutional uses being subject also to the provisions of Section 6.13.

Dwellings,
Triplex
and Double
Duplex

18.2 DWELLINGS, TRIPLEX AND DOUBLE DUPLEX:

18.2.1 Lot Area

- Minimum for triplex dwelling 8,400 sq. ft.
- Minimum for double duplex dwelling 9,000 sq. ft.

18.2.2 Lot Coverage

- Maximum all buildings thirty-five (35%) per cent.

18.2.3 Lot Frontage

- Minimum for triplex dwelling 70 feet.
- Minimum for double duplex dwelling 75 feet.

18.2.4 Yard Requirements

- Front Yard — Minimum twenty-five (25) feet.
- Side Yards — Minimum both sides eight (8) feet.
- Rear Yard — Minimum twenty-five (25) feet.

18.2.5 Floor Area

- Minimum 900 square feet for each dwelling unit.

18.2.6 Height of Building

- Maximum thirty (30) feet.

**MULTIPLE-FAMILY DWELLINGS
THIRD DENSITY ZONE (RM3)**

**Dwelling,
Apartment
House**

18.3 DWELLING, APARTMENT HOUSE:

18.3.1 Lot Area

Minimum 12,000 square feet.

18.3.2 Lot Coverage

Maximum all buildings thirty-five (35) per cent.

18.3.3 Lot Frontage

Minimum eighty (80) feet.

18.3.4 Yard Requirements

Front Yard — Minimum twenty-five (25) feet.

Side Yards — Minimum one half of the height of the building or one tenth of the length of the building measured adjacent to the side yard concerned, whichever is the greater, provided, however, that no such side yard shall be less than twelve (12) feet.

Rear Yard — Minimum twenty-five (25) feet or the height of the building, whichever is the greater.

18.3.5 Gross Floor Area

The gross floor area of a building on a lot shall not exceed seventy-five (75) per cent of the lot area.

18.3.6 Height of Buildings

Maximum thirty (30) feet.

MULTIPLE-FAMILY DWELLINGS
FOURTH DENSITY ZONE (RM4)

SECTION 19—MULTIPLE-FAMILY DWELLING
FOURTH DENSITY ZONE (RM4)

The following provisions shall apply in all Multiple-family Dwelling Fourth Density Zones (RM4), and shall be applicable to each building erected therein:—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

Uses
Permitted

19.1 USES PERMITTED

Residential

- Dwelling, Triplex
- Dwelling, Double Duplex
- Dwelling, Converted
- Dwelling, Apartment House

All residential uses permitted in R1, R2, R3, R4, R5, RM1, RM2 and RM3 zones subject to the provisions therefor.

Accessory

Private garages and other accessory buildings subject to the provisions of Section 7.5 of this By-law.

Institutional

All institutional uses permitted by Section 18.1 (RM3 Zone) subject also to the provisions of Section 6.13.

Commercial

A professional or business office building on a lot fronting or abutting on a concession road, subject to the provisions of Sections 19.3 and 22.3.

Dwellings,
Triplex
and Double
Duplex

19.2 DWELLINGS, TRIPLEX AND DOUBLE DUPLEX:

19.2.1 Lot Area

- Minimum for triplex dwelling 7,800 sq. ft.
- Minimum for double duplex dwelling 8,400 sq. ft.

19.2.2 Lot Coverage

Maximum all buildings thirty-five (35) per cent.

19.2.3 Lot Frontage

- Minimum for triplex dwelling 60 feet.
- Minimum for double duplex dwelling 70 feet.

19.2.4 Yard Requirements

- Front Yard — Minimum twenty-five (25) feet.
- Side Yards — Minimum eight (8) feet.
- Rear Yard — Minimum twenty-five (25) feet.

19.2.5—Floor Area

Minimum eight hundred (800) square feet for each dwelling unit.

19.2.6 Height of Building

Maximum thirty (30) feet.

**MULTIPLE-FAMILY DWELLINGS
FOURTH DENSITY ZONE (RM4)**

19.3 DWELLINGS, APARTMENT HOUSE:

**Dwellings,
Apartment
House**

19.3.1 Lot Area

Minimum 10,000 square feet.

19.3.2 Lot Coverage

Maximum all buildings thirty-five (35) per cent.

19.3.3 Lot Frontage

Minimum seventy-five (75) feet.

19.3.4 Yard Requirements

Front Yard — Minimum twenty-five (25) feet.

Side Yards — Minimum one half of the height of the building or one tenth of the length of the building measured adjacent to the side yard concerned, whichever is the greater, provided, however, that no such side yard shall be less than twelve (12) feet.

Rear Yard—Minimum twenty-five (25) feet or the height of the building, whichever is the greater.

19.3.5 Gross Floor Area

The gross floor area of a building on a lot shall not exceed eighty-five (85) per cent of the lot area.

19.3.6 Height of Buildings

Maximum thirty-seven (37) feet.

**MULTIPLE-FAMILY DWELLINGS
FIFTH DENSITY ZONE (RM5)**

**SECTION 20—MULTIPLE-FAMILY DWELLINGS
FIFTH DENSITY ZONE (RM5)**

The following provisions shall apply in all Multiple-family Dwelling Fifth Density Zones (RM5), and shall be applicable to each building erected therein:—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

**Uses
Permitted**

20.1 USES PERMITTED

Residential

Dwelling, Apartment House

All residential uses permitted in R1, R2, R3, R4, R5, RM1, RM2, RM3 and RM4 zones subject to the provisions therefor.

Accessory

Private garages and other accessory buildings subject to the provisions of Section 7.5 of this By-law.

Institutional

All institutional uses permitted by Section 18.1 (RM3 Zone) subject also to the provisions of Section 6.13.

Commercial

A professional or business office building on a lot fronting or abutting on a concession road, subject to the provisions of Sections 20.2 and 22.3.

**Dwellings,
Apartment
House**

20.2 DWELLINGS, APARTMENT HOUSE:

20.2.1 Lot Area

Minimum 9,000 square feet.

20.2.2 Lot Coverage

Maximum all buildings thirty-five (35) per cent.

20.2.3 Lot Frontage

Minimum seventy (70) feet.

20.2.4 Yard Requirements

Front Yard — Minimum twenty-five (25) feet.

Side Yards — Minimum one half of the height of the building or one tenth of the length of the building measured adjacent to the side yard concerned, whichever is the greater, provided, however, that no such side yard shall be less than twelve (12) feet.

Rear Yard — Minimum twenty-five (25) feet or the height of the building, whichever is the greater.

20.2.5 Gross Floor Area

The gross floor area of a building on a lot shall not exceed one hundred (100) per cent of the lot area.

20.2.6 Height of Buildings

Maximum thirty-seven (37) feet.

MULTIPLE-FAMILY DWELLINGS
SIXTH DENSITY ZONE (RM6)

SECTION 20-A—MULTIPLE-FAMILY DWELLINGS
SIXTH DENSITY ZONE (RM6)

The following provisions shall apply in all Multiple-family Dwelling Sixth Density Zones (RM6) and shall be applicable to each building erected therein:—

No person shall hereafter use any building or structure except in accordance with the following provisions:—

community centre
R5 per P. 45.
USES PERMITTED

20-A.1 USES PERMITTED

Residential

Dwelling, Apartment House

Residential

All residential uses permitted in R1, R2, R3, R4, R5, RM1, RM2, RM3, RM4 and RM5 zones subject to the provisions therefor.

Accessory

Accessory

Private garages and other accessory buildings subject to the provisions of Section 7.5 of this By-law.

Institutional

All institutional uses permitted by Section 18.1 (RM3 Zone) subject also to the provisions of Section 6.13.

Commercial

Commercial

No commercial use shall be permitted in an RM6 Zone.

20-A.2 DWELLINGS, APARTMENT HOUSE:

DWELLINGS,
APARTMENT
HOUSE

20-A.2.1 Lot Area

Lot Area

Minimum 15,000 square feet.

20-A.2.2 Lot Coverage

Lot Coverage

Maximum, including accessory buildings and garages, 35 per cent.

20-A.2.3 Lot Frontage

Lot Frontage

Minimum 100 feet.

20-A.2.4 Yard Requirements

Yard
Requirements

Front Yard—minimum 25 feet.

Rear Yard—minimum 25 feet.

Side Yard—minimum 15 feet.

The height of an apartment house may exceed 35 feet, provided, however, that the minimum yard requirements for all yards shall be increased by 1 foot for each 2 feet of additional height in excess of 35 feet.

20-A.2.4.1 Distance between Buildings and/or Portions of Buildings Forming Courts:—

Distance
between
Buildings

Where more than one building is erected on a lot or where a building, or portions thereof, is in a court form, the distance between buildings, or portions of buildings, shall not be less than the height of the highest building or portion thereof.

20-A.2.5 Gross Floor Area

Floor Area

The gross floor area of a building on a lot shall not exceed one hundred and fifty (150) per cent. of the lot area.

GREENBELT (G)

SECTION 21—GREENBELT ZONE (G)

The following provisions shall apply in the Greenbelt Zone (G):—

USES
PERMITTED

21.1 USES PERMITTED

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

Agricultural

21.1.1 Agricultural Uses

Residential

21.1.2 Residential

One-family detached dwelling.

Business

21.1.3 Business

Nil.

Recreational

21.1.4 Recreational

Parks, playgrounds operated by the municipality or conservation authority, and buildings and structures accessory thereto, tennis courts, bowling greens, stadia, swimming pools, golf courses but not driving tees or ranges, miniature courses and similar uses operated for commercial purposes. Private recreational use is permitted if not for hire or gain nor an admittance fee charged.

Institutional

21.1.5 Institutional

Nursery schools.

Public

21.1.6 Public

Monuments, bandstands.

Accessory
Uses

21.1.7 Accessory Uses

Private garages, parking stations incidental to any of the foregoing uses, greenhouses.

AREA
REQUIRE-
MENTS

21.2 AREA REQUIREMENTS

21.2.1 Lot Frontage

Minimum, 150 feet.

21.2.2 Lot Area

For each dwelling unit, minimum 2 acres.

YARD
REQUIRE-
MENTS

21.3 YARD REQUIREMENTS

21.3.1 Front Yard

Distance from front lot line, minimum 50 feet.

21.3.2 Side Yards

Distance from side lot line, minimum 25 feet.

21.3.3 Rear Yard

Distance from rear lot line, minimum 25 feet.

FLOOR
AREA

21.4 FLOOR AREA OF DWELLING

- 1 storey building—minimum 1,500 square feet
- 1½ storey building—minimum 1,650 square feet
- 2 storey building—minimum 1,800 square feet

21.5 Height of Buildings

Maximum 35 feet.

**SECTION 22—GENERAL PROVISIONS FOR COMMERCIAL
ZONES C1, C2, C3, C4 AND C5**

The following provisions shall apply in all Commercial Zones (C):—

No person shall hereafter use any building, structure or land, nor erect any building or structure in a Commercial Zone (C) except in accordance with the following provisions:—

22.1 LANE OR RIGHT-OF-WAY AS ZONE BOUNDARY

Where either the limit of a public or private lane or public driveway or right-of-way constitutes the boundary or part of the boundary between a Commercial Zone and a Residential Zone, no person shall use any land or erect or use any building or structure on any land in a Commercial Zone which fronts on such lane, driveway or right-of-way for any commercial use except parking or loading if the only means of access to such land is by way of such lane, driveway or right-of-way.

**LANE OR
RIGHT-OF-
WAY AS
ZONE
BOUNDARY**

22.2 ACCESSORY BUILDINGS ON CORNER LOTS

In any Commercial Zone which is contiguous to a Residential Zone, no person shall erect an accessory building on a corner lot at a lesser distance from the street line on which adjoining residential lots front than the depth of the front yard required for a dwelling on the adjoining lot which is in a Residential Zone.

**ACCESSORY
BUILDINGS
ON CORNER
LOTS**

22.3 REQUIREMENTS FOR PARKING FACILITIES

With the exception of those lands referred to in Section 22.6.1 of this By-law, any person who erects a building or structure in a Commercial Zone after the date of the passing of this By-law, shall provide with the said building or structure, parking facilities of which the ratio to the area covered by buildings shall be not less than 2:1, with adequate access of minimum width 20 feet to a street which is not within a Residential Zone. *However, if the amount of off-street parking space required in the following table is greater, this shall determine the amount of parking space required.*

**REQUIRE-
MENTS FOR
PARKING
FACILITIES**

22.3.1 Table of Additional Parking Space Requirements

**Table of
Additional
Parking
Space
Require-
ments**

22.3.1.1

For a theatre, auditorium, stadium, recreational establishment or other similar use involving the assembly of persons, one automobile parking space for each six seats or similar vantage accommodation.

22.3.1.2

For multiple-storey commercial building devoted to retail trade merchandising or similar use—one automobile parking space for each three hundred square feet of ground floor area, and one parking space for each five hundred square feet of upper floor area.

22.3.1.3

For a multiple-storey office building, professional building or similar use in which there is no retail merchandising establishment, one parking space for each three hundred square feet of floor area for a one storey building, and one parking space for each seven hundred and fifty square feet of upper floor area.

GENERAL PROVISIONS FOR
COMMERCIAL ZONES

22.3.1.4

For a restaurant or similar place of dispensing food, drink or refreshments—one parking space for each fifty square feet of floor area devoted to patron use.

22.3.1.5

For an hotel, hospital or similar use—one parking space for each five hundred square feet of bedroom area.

22.3.1.6

For churches and church halls—parking space shall be provided in accordance with the provisions of Section 6.13.

22.3.1.7

For Residential Buildings—in any commercial zone, parking space shall be provided in accordance with the provisions of Sections 7.6.1 and 15.4 of this By-law.

PARKING
STATIONS IN
A COMMERCIAL ZONE

22.4 PARKING STATIONS IN A COMMERCIAL ZONE

22.4.1

For a commercial use parking space may be provided within a parking station contiguous to the lot on which the buildings are situated and accessory and incidental to the commercial use. No such parking station shall be used for the repair or servicing of vehicles for hire or gain or a taxi-cab stand.

PARKING
STATIONS IN
A RESIDENTIAL ZONE

22.4.2 PARKING STATIONS IN A RESIDENTIAL ZONE

Land in a Residential Zone which has no physical separation by highway or otherwise from, and is immediately adjoining and touching a commercial zone may be used for the purpose of a parking station accessory and incidental to a commercial use, provided that ingress and egress to and from the said lot shall not be a street contained wholly within a Residential Zone. No such parking station shall be used for the repair or servicing of vehicles for hire or gain, or a taxi-cab stand.

LOADING

22.5 LOADING SPACE

For every building or structure hereafter erected in a Commercial Zone for the purpose of a retail store, including a department store, a market, a cartage or express or passenger terminal, an hotel or a hospital or any other purpose similarly involving the frequent shipping, loading or unloading of persons, animals or goods, wares or merchandise, there shall be provided and maintained by the owner of the building at the premises, loading facilities on land that is not part of a highway, comprised of one or more loading spaces 30 feet long, 12 feet wide and having a vertical clearance of at least 14 feet with access to a lane of minimum width 20 feet; or street and according to the floor area of the building or structure as follows:—

Floor Area of Buildings	Number of Loading Spaces
4,500 square feet or less	— no loading spaces
from and including 4,501 square feet to and including 25,000 square feet	— 1 loading space
25,001 square feet and over	— 2 loading spaces

GENERAL PROVISIONS FOR
COMMERCIAL ZONES

22.6 EXEMPTIONS

EXEMP-
TIONS

22.6.1 Lots within a Block on which Buildings Exist

Lots within
a Block on
which Build-
ings Exist

Notwithstanding anything herein contained under Sections 22, 23, 24, 25, 26, 27 of this By-law, commercial buildings hereafter erected on lots within a block situated in a commercial zone on which buildings have been erected prior to the passing of this By-law, and whether or not the lots are within a registered plan of subdivision, shall conform to the present prevailing standards of commercial buildings on the block upon which they front with respect to each of the following matters:—

- Maximum Building Height
- Minimum Lot Area
- Minimum Lot Frontage
- Maximum Lot Coverage
- Minimum Front Yard Depth
- Minimum Side Yard Width
- Minimum Rear Yard Depth
- Minimum Parking Space
- Minimum Loading Space

22.6.2 Registered Lots with Depth of 125 Feet or Less

Registered
Lots with
Depth of 125
Feet or Less

Notwithstanding anything herein contained under Sections 22 to 27 inclusive of the By-law, for those registered lots situated in a Commercial Zone and which have a lot depth of 125 feet or less, the following provisions shall apply:—

Front Yard Depth—minimum 20 feet.

Rear Yard Depth—minimum 25 feet.

Where a rear lot line is the boundary between the said commercial zone and a residential zone, the minimum distance of a commercial building erected thereon from such lot line shall be 30 feet, provided however, that if such commercial lot is separated from the residential zone to the rear by a lane of 20 feet or more in width, which lane is not a part of such commercial lot, the minimum distance of such commercial building from such rear lot line shall be 20 feet.

22.7 AUTOMOBILE SERVICE STATIONS AND PUBLIC GARAGES

AUTOMO-
BILE
SERVICE
STATIONS

The following provisions shall apply to automobile service stations and public garages, if written approval has been obtained from Council:—

22.7.1 Lot Sizes

22.7.1.1

On an inside lot on a street with or without sidewalks:—

Width—minimum 125 feet.

Depth—as shown on Schedule “C”, Zoning Map, or 150 feet whichever shall be the less.

**GENERAL PROVISIONS FOR
COMMERCIAL ZONES**

22.7.1.2

On a corner lot at the intersection of a street and a provincial or metropolitan highway:—

Width—minimum 125 feet.

Depth—as shown on Schedule “C”, Zoning Map, or 150 feet whichever shall be the less.

22.7.1.3

On a corner lot at the intersection of any other streets:—

Width—minimum 100 feet.

Depth—as shown on Schedule “C”, Zoning Map, or 150 feet whichever shall be the less.

**Location of
Pump**

22.7.2 Location of Pump

- (a) Minimum distance of pump from the street line of street upon which the lot fronts shall be 15 feet;
- (b) Minimum distance of pump from daylight corner—10 feet.

The daylight corner referred to in this Section shall be provided by measuring a distance of 50 feet in both directions from the intersection of the street lines.

Ramps

22.7.3 Ramps

- (a) Minimum distance between ingress and egress ramps—10 feet.
- (b) Minimum width of ramp—35 feet.
- (c) Minimum distance between ramps on any street—10 feet.
- (d) Minimum distance from the intersection of the street lines to any ramp on either street—10 feet.
- (e) Minimum interior angle of ramps to street line—30 degrees.
Maximum interior angle of ramps to street line—90 degrees.

**Location of
Buildings**

22.7.4 Location of Buildings

No buildings or structure erected for use as an automobile service station shall be erected at a lesser distance from the front street line of the street upon which the lot fronts than the minimum distance of adjoining buildings in the same block. If the said building or structure is erected on a corner lot it shall not be erected at a lesser distance from the side lot line on the flanking street side than the distance from the said street line at which buildings may be erected on lots fronting on the flanking street, and a side and rear yard of a minimum of 10 feet shall also be provided.

22.7.5

Provided, however, that nothing in Section 22 shall prevent the use of the following lands for the erection of an automobile service station:—

All those lands bounded on the north by the south limit of Lawrence Avenue, on the west by the east limit of Don Mills Road, on the south by a line drawn 150 feet south from and parallel to the south limit of Lawrence Avenue and on the east by a line drawn 165 feet east from and parallel to the east limit of Don Mills Road.

GENERAL PROVISIONS FOR COMMERCIAL ZONES

22.8 SIGNS

SIGNS

The following signs shall be permitted in any "C" zone, provided that a building permit has been obtained from the Building Commissioner, and the provisions of the Building By-law 6110, or any amendments thereof are complied with.

22.8.1 Business Signs

Business Signs

Signs erected, placed on or fastened to the exterior of a commercial building shall advertise a bona fide business or service conducted, or product sold in the building, or upon the premises, but shall exclude the roof signs.

The total area of all business signs on any part of a commercial building shall not exceed 250 square feet, provided that on a corner building a sign having a maximum area of an additional 50 square feet may be displayed on a side residential street. No sign shall be displayed on a rear wall of a commercial building so that it is visible from a contiguous residential zone.

If a commercial building is erected on a lot having a frontage of 50 feet or more, and the owner desires to erect signs having a total area greater than 250 square feet, written approval must be obtained from Council.

Poster panel display signs, billboards and spectacular signs may be erected on the roof of commercial buildings provided written authority has been obtained from Council.

In roof signs which are visible from a contiguous residential zone, no flashing or intermittent illumination shall be used. No roof signs shall be permitted in a shopping centre.

22.8.2 Outdoor Advertising Display

Outdoor Advertising Display

Poster Panel Display Signs, Billboards, Spectacular signs, or ground signs of a pylon type are permitted, provided that:—

- (a) Written authority has been obtained from Council.
- (b) Yard requirements are complied with.
- (c) If illuminated, they shall not glare into the path of oncoming vehicles, or into a residential zone and, if visible from the contiguous residential zone, no flashing or intermittent illumination may be used.

22.9 OUTSIDE STORAGE AND DISPLAY OF GOODS AND MATERIALS

Outside Storage

On lands in Commercial zones where outside storage and display of goods and materials is permitted the following provisions shall be complied with:

- (1) The area used for outside storage and display shall not be more than twice the floor area above grade of the commercial building, or portion of any such building constructed upon the lot, and used for the commercial purpose for which outside storage is permitted, and in any event, such area for outside storage and display shall not be more than thirty-five (35) per cent of the lot area.
- (2) If the lot upon which outside storage and display is permitted is adjacent to the boundary of a residential zone, a landscaping strip at least five (5) feet in width shall be planted and maintained along such boundary line. The landscaping shall consist of a thick hedge of hardy shrubs or evergreen trees not less than five (5) feet in height, and to be maintained in a healthy, growing condition, neat and orderly in appearance.

GENERAL PROVISIONS FOR COMMERCIAL ZONES

- (3) Where lighting facilities are provided, they shall be so arranged as to deflect the light onto the outside storage and display area, and away from adjoining properties and streets.
- (4) The area used for outside storage and display shall be in addition to and separated from the areas required for parking as provided for in all Commercial zones.
- (5) The area used for outside storage and display shall provide side and rear yards in accordance with the provisions for the zone in which the land is situate, but in any event shall not be closer to any side or rear lot line than ten (10) feet.
- (6) The area used for outside storage and display shall be surfaced and maintained with either concrete, asphalt, crushed stone and other hard surface and dustless materials, or maintained as a lawn in a healthy growing condition.
- (7) Prior to the establishment of an area for the outside storage and display, the owner shall file in writing with the Clerk of the Township a notice thereof giving full particulars including a sketch or survey of the lands to be used in relation to all buildings or other structures on the same lot.

SECTION 23—GENERAL COMMERCIAL ZONES (C1)

No person shall hereafter use any building, structure or land, and no person shall hereafter erect any building or structure in a General Commercial Zone (C1), except in accordance with the following provisions:—

23.1 USES PERMITTED

USES
PERMITTED

23.1.1 Residential

Residential

All uses permitted for land and buildings in an R5 zone subject to the regulations therefor, and all uses permitted in an RM5 zone provided that the lot is serviced by municipal water supply and sanitary sewer system, and that the provisions of RM5 zones are complied with.

23.1.2 Dwellings over Stores

Dwellings
over Stores

Dwellings in business buildings or over stores or offices, provided that the lot is served by municipal water supply and sanitary sewer system.

23.1.3 Commercial

Commercial

The following uses shall be permitted provided the same are conducted within wholly enclosed buildings:

Retail stores, service shops, banks, business and professional offices, undertaking establishments, studios, dry-cleaning and laundry collecting establishments, synthetic dry-cleaning establishments, automatic laundry shops, custom workshops making articles or products to be sold at retail on the premises, motels, hotels, apartment hotels, taverns, theatres, assembly halls, commercial clubs, billiard parlours, bowling alleys, commercial bath houses, motor vehicle sales buildings.

Public garages, public parking lots, automobile service stations and car-washing establishments, provided, however, that a permit has been obtained from Council.

Motor vehicle body repair shops, salvage yards or commercial quarries shall not be permitted.

Subject to the provisions of Section 22.9 hereof, the outside storage and display of (a) new and used motor vehicles in conjunction with a new car dealership or rental agency, (b) boats and trailers, (c) shrubs, flowers and other related nursery stock and garden supplies and (d) swimming pools, provided that such outside storage and display is in conjunction with a similar commercial use carried on in an enclosed building on the same lot.

23.1.4 Institutional Uses

Institutional
Uses

A private club, lodge, fraternity or sorority house, labour union hall, a home for the aged or infirm, children's home, public hospital or private hospital subject to the provisions of Section 6.13.

23.1.5 Exception

Exception

Notwithstanding anything in this By-law or in Schedules thereto, no hotel, motel, tavern, custom workshop, commercial bath house, motor sales room, public garage, car washing establishment, motor vehicle repair shop, undertaking establishment or automobile service station shall be permitted on Lot 971 or Lot 1016, according to Registered Plan No. 1537.

23.2 AREA REQUIREMENTS

AREA
REQUIRE-
MENTS

The following lot areas and yards shall be provided and maintained appurtenant to every building and structure in "C1" Zones:—

GENERAL COMMERCIAL (C1)

Lot Area	<p>23.2.1 Lot Area</p> <p>Minimum three (3) times the area to be covered by buildings, except for residential buildings for which residential provisions shall prevail as set forth in Section 23.1.1 of this By-law.</p>
Yard Requirements	<p>23.2.2 Yard Requirements</p> <p>Front Yard—distance from front lot line, minimum 32 feet.</p> <p>Rear Yard—distance from rear lot line, minimum 25 feet.</p> <p>Side Yard—where the side lot line is the boundary between a residential and commercial zone, there shall be a side yard provided of not less than 15 feet in width which may include a lane.</p>
Lot Depth	<p>23.2.3 Lot Depth</p> <p>Minimum 200 feet or as shown on Schedule “C” hereto.</p>
Dwellings over Commercial Buildings	<p>23.2.4 Requirements for Dwellings over Commercial Buildings</p> <p>23.2.4.1 Area Requirements</p> <p>Lot Area—minimum 100 square feet for every 100 square feet of rentable space.</p> <p>23.2.4.2 Floor Area of Dwelling Unit</p> <p>Minimum 600 square feet.</p> <p>23.2.4.3 Height</p> <p>In the case of commercial buildings having dwelling units above the first floor, the maximum height of the building shall not exceed thirty (30) feet or three (3) storeys above grade whichever is the lesser.</p> <p>23.2.5 Accessory Building</p> <p>No accessory building shall be permitted on corner lots.</p>
EXCEPTION TO YARD REQUIREMENTS	<p>23.3 EXCEPTION TO YARD REQUIREMENTS</p> <p>Notwithstanding the foregoing, for that area described as Block “A”, Registered Plan 3705, and that part of Lot 20, Concession 1 West of Yonge Street situated north of said Block “A” and east of Lot 1, Plan 3705, no building or structure shall be erected nearer to the street line of Yonge Street than the following line:—</p> <p>23.3.1</p> <p>The north-east corner of the Loblaw Groceteria Company Limited building, being the southerly limit of the proposed building line between said building and a point on the said north line of Finch Avenue West—a distance of thirty-two feet (32') westerly on the south-east angle of Lot One (1) Plan 3454.</p> <p>23.3.1.1 Location of Commencing Point, being North-East Corner of Building of Loblaw Groceteria Company Limited</p> <p>Commencing at a point where a one inch square bar has been planted in the westerly street line on Yonge Street as widened by Registered Plan 3705 being also a distance of one hundred feet (100') southerly from the north-east angle of Block “A” of said Plan 3705 along its easterly limit,</p> <p>THENCE south seventy-three degrees, two minutes (73° 2') west thirteen feet seven inches (13' 7") to a point which is the intersection of the said line and the new proposed building line,</p> <p>THENCE southerly thirty-four feet eleven and one-quarter inches (34' 11¼") to the north-east corner of the building which is also a distance of twelve feet seven and one-half inches (12' 7½") from said westerly limit of Yonge Street.</p>

23.4 REQUIREMENTS FOR PARKING FACILITIESRequire-
ments for
Parking
Facilities

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2 : 1, such parking space shall be provided on the same lot or lots on which the buildings are situated or on an adjacent lot or parking station.

23.4.1

Where a lane is provided in a registered plan of subdivision, minimum parking space shall be equal to area covered by buildings. Front and rear yards may be included in calculating parking space requirements.

23.4.2 Supplementary Parking RegulationsSupple-
mentary
Parking
Regulations

- (a) Parking areas shall be used for the parking of passenger vehicles only, and vehicles required for operations incidental to business conducted within the commercial buildings.
- (b) No charge shall be made for parking within such premises.
- (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structure shall be erected on the land designated for parking space or parking station in the building permit or on the plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on a parking station except one advertising sign may be erected indicating the name of the business carried on adjacent to the said parking station, which sign shall have a maximum advertising area of 200 square feet on each of two sides and shall not be more than 25 feet in height, and not more than one directional sign at each point of ingress or egress, such signs not to exceed 20 square feet in area or an overall height above the ground of 15 feet, and shall not project beyond the lot lines of the Commercial Zones.
- (f) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provisions for drainage facilities which complies with the requirements of the Township Engineer.
- (g) Where lighting facilities are provided, they shall be so arranged as to deflect the light away from the Residential or Greenbelt Zones which are adjacent to the Commercial Zones.

23.5 PUBLIC PARKING LOT REQUIREMENTSPUBLIC
PARKING
LOT
REQUIRE-
MENTS

- (a) *Buildings*—no building except one shelter for attendants may be erected upon any public parking lot, and such shelter shall not exceed twelve feet in height nor sixty-four square feet in area.
- (b) *Signs*—no sign shall be erected on any public parking lot except one directional sign at each point of ingress or egress, and no such sign shall exceed twelve square feet in area, or bear any wording except the name of the operator and words indicating that it is a public parking lot and the fee for parking.

GENERAL COMMERCIAL (C1)

- (c) *Lights*—every light used to illuminate such public parking lot and every directional sign shall be arranged so that the light is deflected away from any adjacent premises.
- (d) *Access*—every such parking lot shall be provided with adequate ingress and egress from and to a street or lane.
- (e) *Surface of Parking Lot*—the parking space shall be maintained with stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provisions for drainage facilities which complies with the requirements of the Township Engineer.
- (f) Where a parking lot is situated along and adjoins the boundary of a Residential or Greenbelt Zone and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (g) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zones shall be kept free from refuse or debris and shall be landscaped with at least one hedgerow of hardy shrubs, not less than five feet in height, placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (h) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line in order to permit a wider means of access to the parking area.

Mr. Frank Malone NY City

LOCAL SHOPPING
CENTRE (C2)

SECTION 24—LOCAL SHOPPING CENTRE ZONE (C2)

The following provisions shall apply in all Local Shopping Centre Zones (C2):—

No person shall hereafter use any building, structure or land, and no person shall erect any building or structure hereafter in any “C2” Zone except in accordance with the following provisions:—

24.1 USES PERMITTED

USES
PERMITTED

Commercial

All commercial uses permitted in “C1” Zones with the exception of hotels, motels, taverns, custom workshops, commercial bath houses, motor sales rooms, public garages, car washing establishments, motor vehicle repair shops, undertaking establishments and automobile service stations.

All business shall be conducted within wholly enclosed buildings.

No salvage yard or commercial quarry shall be permitted.

Subject to the provisions of Section 22.9 hereof, the outside storage and display of (a) boats and trailers, (b) shrubs, flowers and other related nursery stock and garden supplies and (c) swimming pools, provided that such outside storage and display is in conjunction with a similar commercial use carried on in an enclosed building on the same lot.

24.2 AREA REQUIREMENTS

AREA
REQUIRE-
MENTS

The land may be in one ownership, or if in several ownerships, all owners shall individually and jointly comply with the provisions set forth herein, in respect of yards and parking space.

24.2.1 Area

Minimum three (3) times the area occupied by buildings within the said land.

24.2.1.1 Lot Depth

Lot Depth

Minimum 200 feet.

24.2.2 Yard Requirements

Yard
Require-
ments

Front Yard—minimum 36 feet.

Side Yards—where the “C2” Zone is contiguous to the side lot lines of lots within a Residential Zone, all buildings shall be located at a minimum distance of twenty-five feet (25') from the side lot lines, otherwise twenty feet (20').

Rear Yard—minimum twenty feet (20') except where the lot within the “C2” Zone is contiguous to the rear lot lines of lots in a Residential Zone or where a rear lot line in a “C2” Zone is on the opposite side of the street from a Residential Zone, all buildings shall be located at a minimum of forty-five feet (45') from the rear lot line.

24.3 REQUIREMENTS FOR PARKING FACILITIES

REQUIRE-
MENTS FOR
PARKING
FACILITIES

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2 : 1. Such parking space shall be provided on the same lot or lots where buildings are situated. All parking space shall be provided within a parking station.

LOCAL SHOPPING CENTRE (C2)

SUPPLE- MENTARY PARKING REGULA- TIONS

24.4 SUPPLEMENTARY PARKING REGULATIONS

- (a) parking areas shall be used for the parking of private passenger vehicles only, and vehicles required for operation incidental to business conducted within the shopping centre.
- (b) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structures shall be erected on the land designated for parking space or parking station in the building permit or on the plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on a parking station except one advertising sign may be erected indicating the name of the business carried on adjacent to the said parking station, which sign shall have a maximum advertising area of 200 square feet on each of two sides and shall not be more than 25 feet in height, and not more than one directional sign at each point of ingress or egress, such signs not to exceed 20 square feet in area or an overall height above the ground of 15 feet, and shall not project beyond the lot lines of the Commercial Zones.
- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking, and shall be by means of streets or lanes adjacent to or extending only through Commercial or Industrial Zones, or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 24.4(j) of this By-law.
- (g) Where a parking lot is situated along and adjoins the boundary of a Residential or Greenbelt Zone, and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zone shall be kept free from refuse or debris and shall be landscaped with at least one hedgerow of hardy shrubs, not less than five feet (5') in height, placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such line in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which complies with the requirements of the Township Engineer.
- (k) Where lighting facilities are provided, they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent to Commercial Zones.

DISTRICT SHOPPING
CENTRE (C3)

SECTION 25—DISTRICT SHOPPING CENTRE (C3)

The following provisions shall apply in all District Shopping Centre Zones (C3):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

25.1 USES PERMITTED

USES
PERMITTED

All uses permitted in C2 Zones and the following: taverns, motor vehicle sales room, public garages in which all servicing on vehicles is carried on wholly within an enclosed building, a public library and church subject to the provisions of Section 6.13.

No salvage yard or commercial quarry shall be permitted.

Subject to the provisions of Section 22.9 hereof, the outside storage and display of (a) new and used motor vehicles in conjunction with a new car dealership or rental agency, (b) boats and trailers, (c) shrubs, flowers and other related nursery stock and garden supplies and (d) swimming pools, provided that such outside storage and display is in conjunction with a similar commercial use carried on in an enclosed building on the same lot.

25.2 AREA REQUIREMENTS

AREA
REQUIRE-
MENTS

The land may be in one ownership, or if in several ownerships, all owners shall individually and jointly comply with the provisions set forth herein.

25.2.1 Area

Area

Minimum three (3) times the area to be occupied by buildings within the said zone.

25.2.2 Lot Depth

Lot Depth

Minimum 200 feet.

25.2.3 Yard Requirements

Yard
Require-
ments

Front Yard—minimum 36 feet.

Side Yards—minimum twenty feet (20') except where the Commercial Zone is contiguous to the side lot lines of lots within a Residential Zone, all buildings shall be located at a minimum distance of twenty-five feet (25') from the side lot lines.

Rear Yard—minimum twenty feet (20'), except where a lot within a Commercial Zone is contiguous to the rear lot lines of lots within a Residential Zone, all buildings shall be located at a minimum distance of forty-five feet (45') from the rear lot line.

25.3 REQUIREMENTS FOR PARKING FACILITIES

REQUIRE-
MENTS FOR
PARKING
FACILITIES

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2 : 1. Such parking space shall be provided on the same lot where buildings are situated. All parking space shall be provided within a parking station.

25.4 SUPPLEMENTARY PARKING REGULATIONS

SUPPLE-
MENTARY
PARKING
REGULA-
TIONS

(a) Parking areas shall be used for the parking of passenger vehicles and vehicles required for operations incidental to the business conducted within the shopping centre.

DISTRICT SHOPPING CENTRE (C3)

- (b) No charge shall be made for parking within such premises.
- (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structures shall be erected on the land designated in the building permit for parking space or parking station, and on the plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on a parking station except one advertising sign may be erected indicating the name of the business carried on adjacent to the said parking station, which sign shall have a maximum advertising area of 200 square feet on each of two sides and shall not be more than 25 feet in height, and not more than one directional sign at each point of ingress or egress, such signs not to exceed 20 square feet in area or an overall height above the ground of 15 feet, and shall not project beyond the lot lines of the Commercial Zones.
- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking, and shall be by means of streets or lanes adjacent to or extending only through Commercial or Industrial Zones, or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 25.4(j) of this By-law.
- (g) Where a parking lot is situated along and adjoins the boundary of Residential or Greenbelt Zones, and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zone shall be kept free from refuse and debris, and shall be landscaped with at least one hedgerow of hardy shrubs not less than five feet (5') in height placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line, in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provisions for drainage facilities which complies with the requirements of the Township Engineer.
- (k) Where lighting facilities are provided, they shall be so arranged as to reflect the light away from Residential or Greenbelt Zones which are adjacent to the Commercial Zones.

**RESTRICTED COMMERCIAL
(C4)**

SECTION 26—RESTRICTED COMMERCIAL ZONE (C4)

The following provisions shall apply in all Restricted Commercial Zones (C4):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

26.1 USES PERMITTED

**USES
PERMITTED**

All uses permitted in “C2” and “C3” Zones and the following: buildings for a regional, commercial and terminal centre, with facilities for the storage of goods and distribution of same by trucks, and the residence only of a car taker or persons employed on the maintenance staff of the land, buildings and equipment thereof. None of the foregoing uses shall be permitted unless conducted within wholly enclosed buildings.

Subject to the provisions of Section 22.9 hereof, the outside storage and display of (a) new and used motor vehicles in conjunction with a new car dealership or rental agency, (b) boats and trailers, (c) shrubs, flowers and other related nursery stock and garden supplies and (d) swimming pools, provided that such outside storage and display is in conjunction with a similar commercial use carried on in an enclosed building on the same lot.

26.2 AREA REQUIREMENTS

**AREA
REQUIRE-
MENTS**

26.2.1 Lot Area

Minimum three times the area to be covered by buildings.

26.2.2 Yard Requirements

**Yard
Require-
ments**

Front Yard—distance from front lot line, minimum 100 feet.

Side Yards—distance from side lot lines, minimum 25 feet.

Rear Yard—distance from rear lot line, minimum 25 feet.

26.2.3 Lot Coverage

**Lot
Coverage**

Maximum all buildings 33 per cent.

26.3 BUILDING HEIGHT LIMIT

**Building
Height Limit**

Maximum 60 feet.

26.4 REQUIREMENTS FOR PARKING FACILITIES

**REQUIRE-
MENTS FOR
PARKING
FACILITIES**

A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2 : 1. Such parking space shall be provided on the same lot or lots where buildings are situated. All parking space shall be provided within a parking station.

26.5 SUPPLEMENTARY PARKING FACILITIES

**SUPPLE-
MENTARY
PARKING
REGULA-
TIONS**

- (a) Parking areas shall be used for the parking of passenger vehicles and vehicles required for operations incidental to business conducted on the premises.
- (b) No charge shall be made for parking within such premises.
- (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon except for the vehicles required for the operation of the business conducted on the premises; nor the sale or display thereof shall be conducted from or upon such premises.

RESTRICTED COMMERCIAL

(C4)

- (d) No buildings or structures shall be erected on the land designated for parking space or parking station in the building permit and on plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on a parking station except one advertising sign may be erected indicating the name of the business carried on adjacent to the said parking station, which sign shall have a maximum advertising area of 200 square feet on each of two sides and shall not be more than 25 feet in height, and not more than one directional sign at each point of ingress or egress, such signs not to exceed 20 square feet in area or an overall height above the ground of 15 feet, and shall not project beyond the lot lines of the Commercial Zones.
- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking, and shall be by means of streets or lanes adjacent to or extending only through Commercial or Industrial Zones, or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 26.5(j) of this By-law.
- (g) Where a parking lot is situated along and adjoins the boundary of a Residential or Greenbelt Zone, and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zone shall be kept free from refuse and debris, and shall be landscaped with at least one hedgerow of hardy shrubs not less than five feet (5') in height placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line, in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which comply with the requirements of the Township Engineer.
- (k) Where lighting facilities are provided, they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent to the Commercial Zones.

SECTION 27—SERVICE SHOP ZONE (C5)

The following provisions shall apply in all Service Shop Zones (C5):—

No person shall hereafter use any building, structure or land and no person shall erect any building or structure in a “C5” Zone except in accordance with the following provisions:

27.1	USES PERMITTED	USES PERMITTED
27.1.1	Residential Dwellings over Commercial Buildings	
	for which the provisions of Sections 23.1.2 and 23.2.4—23.2.5 inclusive of this By-law shall prevail.	
27.1.2	Commercial	
	Service shops, banks, business offices, studios, dry cleaning plants, automobile service stations, dry cleaning and laundry collecting agencies, laundries, billiard parlours, bowling alleys, motor sales rooms, car sales lots, motor vehicles body repair shops, public garages in which all business is conducted within a wholly enclosed building, public parking lots subject to the provisions of Section 23.5 of this By-law, and contractor’s yard or shop, Class “A”.	
	Subject to the provisions of Section 22.9 hereof, the outside storage and display of (a) new and used motor vehicles in conjunction with a new car dealership or rental agency, (b) boats and trailers, (c) shrubs, flowers and other related nursery stock and garden supplies, and (d) swimming pools, provided that such outside storage and display is in conjunction with a similar commercial use carried on in an enclosed building on the same lot.	
27.2	AREA REQUIREMENTS	AREA REQUIREMENTS
	The following areas, yards, height and coverage shall be provided and maintained by the owner, appurtenant to every building and structure hereafter erected in “C5” Zones:—	
27.2.1	Lot Area	Lot Area
	Minimum three times (3) the area to be covered by buildings.	
27.2.2	Lot Depth	Lot Depth
	Minimum 200 feet or as shown on Schedule “C” hereto.	
27.2.3	Yard Requirements	Yard Requirements
	Front Yard—distance from front lot line, minimum 32 feet.	
	Side Yards—distance from side lot lines, minimum 10 feet.	
	Rear Yard—distance from rear lot line, minimum 25 feet.	
27.2.4	Building Height Limit	Building Height
	Maximum 35 feet.	
27.2.5	Lot Coverage	Lot Coverage
	Maximum all buildings 33 per cent.	
27.3	REQUIREMENTS FOR PARKING FACILITIES	REQUIREMENTS FOR PARKING FACILITIES
	A minimum parking space shall be provided, the ratio of which to the area covered by buildings shall be not less than 2 : 1. Such parking space shall be provided on the same lot where buildings are situated. All parking space shall be provided within a parking station.	
27.4	SUPPLEMENTARY PARKING REGULATIONS	SUPPLEMENTARY PARKING REGULATIONS
	(a) Parking areas shall be used for the parking of passenger vehicles and vehicles required for operations incidental to business conducted within “C5” Zones.	
	(b) No charge shall be made for parking within such premises.	

SERVICE SHOP (C5)

- (c) No commercial business involving the repair or servicing of vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (d) No buildings or structures shall be erected on the lot or lots designated for parking space or parking station in the building permit and on the plans approved by the Building Inspector.
- (e) No advertising signs shall be erected on a parking station except one advertising sign may be erected indicating the name of the business carried on adjacent to the said parking station, which sign shall have a maximum advertising area of 200 square feet on each of two sides and shall not be more than 25 feet in height, and not more than one directional sign at each point of ingress or egress, such signs not to exceed 20 square feet in area or an overall height above the ground of 15 feet, and shall not project beyond the lot lines of the commercial zones.
- (f) At least one entrance and one exit for vehicles shall be provided to land used for parking and shall be by means of streets or through lanes adjacent to or extending only through Commercial or Industrial Zones, or by private roadways extending through such zones. All such roadways shall be surfaced in a manner at least equivalent to that which is required in Section 27.4(j) of this By-law.
- (g) Where a parking lot is situated along and adjoins the boundary of a Residential or Greenbelt Zone, and is not separated therefrom by any street, a continuous unpierced masonry wall three feet (3') in height shall be erected at least three feet (3') from the lot line.
- (h) Wherever such a wall is erected, all the land between the said wall and the boundaries of the Commercial Zone shall be kept free from refuse and debris, and shall be landscaped with at least one hedgerow of hardy shrubs not less than five feet (5') in height placed next to the wall, and the remainder of such land shall be lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (i) In all cases where such a protective wall extends to a lane which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten feet (10') from such lane line, in order to permit a wider means of access to the parking area.
- (j) The parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles; it may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any permanent type of surfacing with provision for drainage facilities which comply with the requirements of the Township Engineer.
- (k) Where lighting facilities are provided, they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent to Commercial Zones.

27.5

Notwithstanding anything herein contained under Section 27.2.3 of this By-law, where a "C5" Zone is contiguous to a Residential Zone, the provisions of Section 24.2.2 shall prevail with respect to front, rear and side yards.

27.6

Notwithstanding anything herein contained under Section 27.1 of this By-law, no manufacturing or industrial operation which is obnoxious by reason of the emission of odour, dust, smoke, noise, fumes, cinders, vibration, refuse or water carried waste, nor commercial gravel and sand pits and salvage yards shall be permitted in any "C5" Zones. This shall not include a second hand car sales lot.

**GENERAL PROVISIONS FOR
INDUSTRIAL ZONES**

**SECTION 30—GENERAL PROVISIONS FOR INDUSTRIAL
ZONES M1, M2, M2S, M3**

The following provisions shall apply in all Industrial Zones (M):--

No person shall hereafter use any land or erect or use any building or structure in any Industrial Zone (M) except in conformity with the following provisions:—

30.1 FRONTAGE ON A STREET

**FRONTAGE
ON A
STREET**

No person shall hereafter erect a building or structure and no person shall use any building, structure or land in any Industrial Zone unless the land to be so used, or upon which the building is situated, erected or proposed to be erected, fronts on a public street or a private right-of-way having a minimum width of thirty feet (30'), such right-of-way to be in a location approved by Township Council.

30.2 BUILDING HEIGHT LIMIT

**BUILDING
HEIGHT
LIMIT**

Except as provided in Section 30.4.(d) (Yards—General) and Section 35 of this By-law (Airport Hazard Area Zone), no other restriction shall apply.

30.3 LOT COVERAGE

**LOT
COVERAGE**

Maximum, all buildings 50%.

30.4 YARD REQUIREMENTS

**YARD
REQUIRE-
MENTS**

(a) Front Yard

- (i) Distance from front lot line—the greater of thirty feet (30') or the average depth of the front yards of the existing main buildings situated on immediately adjacent lots.
- (ii) Where the land on the opposite side of the street is in a Residential Zone, distance from the centre line of the original street allowance shall be one hundred feet (100') minimum.
- (iii) In the case of a key lot, the front yard shall be one-half of the sum of the normal front yard requirements plus the normal side yard requirement of the adjacent reversed corner lot.

(b) Side Yards

- (i) Distance from side lot lines—
 - Fifteen feet (15') minimum one side.
 - Ten feet (10') minimum other side.
- (ii) Where the side lot line is a boundary between an Industrial Zone and a Residential Zone, distance from side lot line—fifty feet (50') minimum.
- (iii) On any side lot line which abuts a street—twenty-five feet (25') minimum, provided any such side yard shall not be required to exceed the front yard for the same building.

(c) Rear Yards

- (i) Distance from rear lot line—twenty-five feet (25') minimum.
- (ii) Where the rear lot line is the boundary between an Industrial Zone and a Residential Zone, distance from rear lot line—fifty feet (50') minimum.
- (iii) Where the rear lot line abuts a right-of-way of any railway, no rear yard shall be required.

GENERAL PROVISIONS FOR INDUSTRIAL ZONES

- (iv) In the case of a through lot where the rear yard is across the street from a Residential Zone, distance from rear lot line—fifty feet (50') minimum.

(d) Yards—General

In the case of a building in excess of thirty-five feet (35') in height, the minimum side and rear yards shall be increased by one foot (1') for every two feet (2') of additional building height in excess of thirty-five feet (35').

EXCEPTIONS 30.5 EXCEPTIONS

Notwithstanding the provisions of Sections 30.2, 30.4a(i), 30.4b(i), and 30.4c(i):

For an Industrial Lot having a lot width of one hundred feet (100') or less and an area of fifteen thousand square feet (15,000 sq. ft.) or less, the following provisions shall apply:—

(a) Building Height Limit

Maximum thirty-five feet (35'), subject to Section 35 of this By-law (Airport Hazard Area Zone).

(b) Yard Requirements

- (i) Front Yard—distance from the front lot line—minimum of thirty feet (30'), provided the front yard may comply with the greater front yard as established by existing buildings on the two immediately adjacent lots, if such front yards are less than thirty feet (30').
- (ii) Side Yard—distance from side lot lines—minimum four feet (4') one side—minimum ten feet (10') other side.
- (iii) Rear Yard—distance from rear lot line—ten per cent. (10%) of the depth of the lot, but not less than fifteen feet (15').

PARKING REQUIREMENTS

30.6 PARKING REQUIREMENTS

- (a) A parking station, accessible from a street, shall be provided on the same lot on which any building is situated and/or on a parcel of land the nearest point of which is not more than three hundred feet (300') distant from the said lot, in compliance with the following:
 - (i) For a warehouse or manufacturing building with or without office space, one accessible parking space for each 400 square feet or portion thereof of the total gross floor area of the building.
 - (ii) For an office building, one accessible parking space for each 300 square feet or portion thereof of gross ground floor area, plus one accessible parking space for each 750 square feet or portion thereof of additional gross floor area.
 - (iii) For the commercial uses permitted, one accessible parking space for each 300 square feet or portion thereof devoted to such commercial use.
- (b) Except in the case of a lot having frontage of one hundred feet (100') or less, a minimum front yard of thirty feet (30') shall not be used for parking and shall not be used for calculating the area available for parking.

Where the front yard exceeds thirty feet (30') such excess yard may be used for parking and for the purpose of calculating the area available for parking.

GENERAL PROVISIONS FOR
INDUSTRIAL ZONES

- (c) No parking or storage of vehicles shall be permitted within thirty feet (30') of any Residential Zone.
- (d) A Parking Station as required in Section 30.6.a, shall be in addition to off-street loading requirements as required by Section 30.7.
- (e) Parking Stations, together with access lanes thereto, shall be surfaced and maintained with concrete, asphalt, crushed stone or other hard surface and dustless materials.
- (f) Where lighting facilities for a parking station are provided, they shall be so constructed as to deflect the light away from any adjacent Residential or Greenbelt Zone.

30.7 OFF-STREET LOADING SPACE REQUIREMENTS

For every building or structure hereafter erected in an Industrial Zone, there shall be provided and maintained accessible off-street loading facilities consisting of one or more loading spaces at least thirty feet (30') long and twelve feet (12') wide, and having a vertical clearance of at least fourteen feet (14') and in accordance with the following:

OFF-STREET
LOADING
SPACE
REQUIRE-
MENTS

Total Floor Area of Building	Number of Loading Spaces Required
(i) Less than 4500 square feet	No loading space
(ii) Over 4500 square feet but less than 25,000 square feet.	One loading space
(iii) Over 25,000 square feet	Two loading spaces.

30.8 LANDSCAPING

- (a) Except in the case of a lot having frontage of 100 feet or less, the minimum front yard of thirty feet (30') shall be landscaped.
- (b) A chain link fence and a landscaped strip of trees and shrubs, not less than five feet (5') in width, shall be provided along the boundary lines between residential and industrial lands.
- (c) All landscaping shall consist of at least lawn and hardy ornamental shrubs, and shall be maintained in a healthy condition, neat and orderly in appearance .

LAND-
SCAPING

**WAREHOUSING AND SELECT
INDUSTRIAL ZONE (M1)**

**SECTION 31—WAREHOUSING AND SELECT INDUSTRIAL
ZONE (M1)**

31.1 No person shall hereafter use any building, structure or land and no person shall hereafter erect, extend or alter any building or structure in any "Warehousing and Select Industrial Zone" (M1) except in accordance with the following provisions:

**USES
PERMITTED**
Residential

31.2 USES PERMITTED

(a) Residential

No residential uses shall be permitted except for one dwelling unit for a caretaker, watchman or other similar person employed on the premises concerned.

Public

(b) Public

Any station, yard, building, park or parkway, operated or used by the Township of North York, The Municipality of Metropolitan Toronto, the Province of Ontario, the Dominion of Canada, the Hydro-Electric Commission of the Township of North York, the Hydro-Electric Power Commission of Ontario, the North York Township Board of Education, the Metropolitan Separate School Board, the Toronto Transit Commission, the Bell Telephone Company of Canada or any public railway company.

Commercial

(c) Commercial

A bank

An office building containing professional and business offices.

A restaurant

A retail store or service shop, if accessory and incidental to a commercial or manufacturing use.

A radio or television transmission establishment.

An auditorium, swimming pool or other recreational or educational use if accessory and incidental to a commercial or manufacturing use.

A commercial or technical school.

Automotive

(d) Automotive

An automobile service station.

A car washing establishment.

A public parking lot.

Industrial

(e) Industrial

(i) A warehouse for the storage of goods and materials within a wholly enclosed structure, but not including a transport terminal for the loading and unloading of goods and wares from transport vehicles.

(ii) A plant for the assembly and manufacture of products within a wholly enclosed structure as follows:

(a) An apparel and finished textile product plant.

(b) A paper and allied products plant.

(c) A furniture and finished lumber products plant.

(d) A light metal products plant for the assembly and manufacture of precision instruments, watches, radios and television sets, and other similar products.

(e) A printing plant.

**INDUSTRIAL (INSIDE STORAGE)
ZONE (M2)**

SECTION 32—INDUSTRIAL (INSIDE STORAGE) ZONE (M2)

32.1 No person shall hereafter use any building, structure or land, and no person shall hereafter erect, extend or alter any building or structure in any “Industrial (Inside Storage) Zone” (M.2) except in accordance with the following provisions:

32.2 USES PERMITTED

**USES
PERMITTED**

Residential

Public

Commercial

Automotive

Industrial

EXCEPTIONS

- (a) **Residential**
All of the residential uses permitted in Section 31.2a (M.1 Zone).
- (b) **Public**
All of the public uses permitted in Section 31.2.b (M.1 Zone).
- (c) **Commercial**
All of the commercial uses permitted in Section 31.2.c (M.1 Zone).
- (d) **Automotive**
All of the automotive uses permitted in Section 31.2.d (M.1 Zone).
- (e) **Industrial**
 - (i) All of the Industrial uses permitted in Section 31.2.e (M.1 Zone).
 - (ii) A transport terminal for the loading and unloading of transport vehicles.
 - (iii) Manufacturing or industrial use carried on within a wholly enclosed building or structure, except a junk or salvage yard, an automobile wrecking yard or other obnoxious use. (See Section 2.57).

32.3 EXCEPTIONS

- Notwithstanding anything contained in Section 30.6.b and 32.2, the following uses shall be permitted on the lands described in Schedule “E” hereto annexed.
- (i) The operation in all its phases of a Structural Steel and Plate Fabricating Plant and Warehouse and the erection and operation of accessory open air crane runways and other facilities for the conveyance and transfer of materials used in the operation;
 - (ii) The carrying on of open air operations consisting of the painting and assembly of fabricated steel and of the storage of plain and fabricated steel within or adjacent to the open air crane runways;
 - (iii) The unenclosed operation of plate flattening machines or other similar operations within or adjacent to the open air crane runways.

INDUSTRIAL ZONE (M2S)
CONTROLLED STORAGE

**SECTION 33—CONTROLLED STORAGE INDUSTRIAL
ZONE (M.2.S)**

33.1 No person shall hereafter use any building, structure or land and no person shall hereafter erect, extend or alter any building or structure in any “Controlled Storage Industrial Zone” (M.2.S) except in accordance with the following provisions:—

**USES
PERMITTED**

33.2 USES PERMITTED

- | | |
|--------------------|--|
| Residential | (a) Residential
All of the residential uses permitted in Section 32.2.a (M.2. Zone). |
| Public | (b) Public
All of the public uses permitted in Section 32.2.b (M.2. Zone). |
| Commercial | (c) Commercial
All of the commercial uses permitted in Section 32.2.c (M.2. Zone). |
| Automotive | (d) Automotive
All of the automotive uses permitted in Section 32.2.d (M.2 Zone). |
| Industrial | (e) Industrial
(i) All of the industrial uses permitted in Section 32.2.e (M.2. Zone).
(ii) An industrial use requiring limited open storage area as hereinafter detailed in Section 33.3, except a junk or salvage yard, an automobile wrecking yard, a commereial quarry or pit or other obnoxious use. (See Section 2.57). |

33.3 CONTROLLED OPEN STORAGE AREA

In M.2.S Zones, controlled open storage areas are permitted if accessory and incidental to a commercial or industrial building as a principal use on the same lot, subject to the following:

- (a) An open storage area shall be permitted only in a rear yard and not closer than thirty feet (30’), to any street line, provided that such storage area shall be so located that it is not visible from a street along any line that is perpendicular to such street.
- (b) An open storage area shall not extend over more than thirty per cent (30%) of the lot area and such area shall be exclusive of parking stations required by Section 30.6, and shall not exceed the ground floor area of buildings upon the lot.
- (c) An open storage area can be used only for—
 - (i) The temporary storage of products manufactured, assembled or used on the premises.
 - (ii) The storage in tanks and containers of liquids, gases or other similar materials used in the commercial or manufacturing process.
 - (iii) The storage of materials used in the industrial operation but excluding bulk open storage of sand, gravel, stone, coal and construction equip-ment or other similar materials or products.

**INDUSTRIAL AND STORAGE
YARD ZONE (M3)**

SECTION 34—INDUSTRIAL AND STORAGE YARD ZONE (M3)

34.1 No person shall hereafter use any building, structure or land, and no person shall hereafter erect, extend or alter any building or structure in any “Industrial and Storage Yard Zone” (M.3) except in accordance with the following provisions:—

34.2 USES PERMITTED

**USES
PERMITTED**

- (i) All of the residential, public, commercial, automotive and industrial uses permitted in Section 33.2 (M.2S Zone).
- (ii) Any other industrial use except a junk or salvage yard, an automobile wrecking yard, a commercial quarry or pit, or other obnoxious use. (See Section 2.57).

34.3 OPEN STORAGE

**OPEN
STORAGE**

No open storage or open-air operations shall be permitted closer than thirty feet (30') to any street line.

34.4 FENCING

FENCING

All uses of land for open storage or industrial purposes in conjunction with which there has been no building erected, shall be fenced.

AIRPORT HAZARD AREA

SECTION 35—AIRPORT HAZARD AREA ZONES

The following provisions shall apply in all Airport Hazard Area Zones surrounding the airport designated “A” and shown on Schedule “D” hereto.

No person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:—

USES
PERMITTED

35.1 USES PERMITTED

Those uses which are permitted in the districts and zones indicated by the symbols on the maps being Schedules “A”, “B”, “C”, and “D” to this By-law.

HEIGHT
LIMIT

35.2 HEIGHT LIMIT

No person shall hereafter in any zone, erect any building, structure, tower, pole or wire, or permit the growth of any tree so that any part thereof exceeds the height limit indicated on the map being Schedule “D” hereto.

ZONES OF
LANDS
WHICH
CHANGED
OWNERSHIP

35.3 ZONES OF LANDS WHICH CHANGED OWNERSHIP

When any land or portion thereof which on or prior to the date of the passing of this By-law, is included within an Airport designated “A”, under the ownership or jurisdiction of the Department of National Defence or a public authority, is conveyed to ownership other than that of the Department of National Defence or a public authority, such land or portion thereof shall be subject to the provisions of this By-law which apply to lands of those Zones which are situated on the opposite side if fronting on an existing street, or if fronting on a new street, to the provisions which apply to the nearest zones.

**GENERAL PROVISIONS FOR
OPEN SPACE ZONES**

**SECTION 36—OPEN SPACE ZONES (O1, O2 and O3)
GENERAL PROVISIONS FOR OPEN SPACE ZONES**

The following provisions shall apply in all Open Space Zones (O):—

No person shall hereafter use any building, structure or land or erect any building or structure, except in accordance with the following provisions:—

36.1 USES PERMITTED

**USES
PERMITTED**

The following uses shall be permitted in addition to the specific provisions for O1, O2 and O3 Zones:—

36.1.1 Agricultural

Agricultural

36.1.2 Residential

Residential

One-family detached dwelling and the dwelling only of a caretaker or persons employed on the maintenance staff of the land, building and equipment therefor. Such dwelling shall comply with the minimum provisions set forth in Section 6.12 of this By-law (Continuation of Agricultural Uses).

36.1.3 Signs

Signs

No advertising display or poster panel signs shall be permitted on any land within “O” Zones except public notices and those notices concerning recreational activities to be conducted on the premises. Signs shall not exceed six square feet in area, except directional signs for parking spaces at each point of ingress and egress. Such signs shall not exceed twenty square feet in area, nor an overall height above the ground of fifteen feet.

36.2 YARD REQUIREMENTS

**YARD
REQUIRE-
MENTS**

No building or structure shall be erected closer to any lot line than a distance equivalent to the height of the building or structure.

36.3 OFF-STREET PARKING SPACE

**OFF-STREET
PARKING
SPACE**

In all “O” Zones, public parking space may be provided as accessory to any of the permissible uses which shall comply with the following provisions:—

36.3.1 Limitation of Use of Parking Space

**Limitation of
Use of
Parking
Space**

- (a) Parking space shall be used for temporary parking of passenger vehicles only.
- (b) No commercial business involving the repair of or service to vehicles shall be permitted thereon, nor the sale or display thereof shall be conducted from or upon such premises.
- (c) No buildings or structures shall be erected on land designated for parking space or parking lot or lots except a shelter not more than fifteen feet (15') in height and not more than fifty (50) square feet in area for the use of attendants thereon, provided that this section shall not be applicable to any public building uses referred to in Section 39.1.

36.3.2 Surface of Parking Space

**Surface of
Parking
Space**

Parking space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. It may be constructed of crushed stone, slag, gravel or cinders, having an asphaltic or portland cement binder, or any other similar permanent type of surfacing with provision for drainage facilities which comply with the requirements of the Township Engineer.

GENERAL PROVISIONS FOR OPEN SPACE ZONES

Access 36.3.3 Access

At least one entrance and one exit for vehicles shall be provided to land used for public parking lots or stations. Access to parking spaces shall be surfaced in a manner at least equivalent to that which is required in Section 36.3.2 of this By-law.

Lighting 36.3.4 Lighting

Where lighting facilities are provided they shall be so arranged as to deflect the light away from Residential or Greenbelt Zones which are adjacent to the "O" Zones.

SECTION 37—PUBLIC PARK ZONES (O1)

The following provisions shall apply in all Public Park Zones (O1):—

No person shall hereafter use any building, structure or land or erect any building or structure except in accordance with the following provisions:—

37.1 USES PERMITTED

USES
PERMITTED

37.1.1 Residential

One-family detached dwelling and the dwelling only of a caretaker or persons employed on the maintenance staff of the land, buildings and equipment therefor.

37.1.2 Commercial

Refreshment pavilion or booth when owned and operated by a public authority.

37.1.3 Recreational

- (a) a public park, including therein one or more athletic fields, field houses, community centres, bleachers, open or closed swimming and wading pools, greenhouses, botanical gardens, zoological gardens, band stands, skating rinks, tennis courts, bowling greens, boat liveries and bathing stations,
- (b) a public playground,
- (c) a playlot,
- (d) a golf course.

37.1.4 Accessory

Any use accessory to any of the foregoing uses.

37.1.5 Institutional

Public schools and day nurseries.

37.2 AREA REQUIREMENTS FOR RESIDENTIAL USE

AREA
REQUIRE-
MENTS

37.2.1 Lot Area

Minimum 2 acres.

37.2.2 Yards

The minimum distance of any building from any lot line shall be fifty feet (50').

37.2.3 Floor Area of Main Residential Building

- 1 storey: minimum 950 square feet
- 1½ storey: minimum 1,100 square feet
- 2 storey: minimum 1,250 square feet

37.2.4 Floor Area of Staff Buildings

- 1 storey: minimum 800 square feet
- 1½ storey: minimum 950 square feet
- 2 storey: minimum 1,100 square feet

37.2.5 Height of Residential Building

Maximum 35 feet.

37.2.6 Lot Coverage

All buildings, including accessory buildings shall not cover more than thirty per cent. (30%) of the lot.

ZONES (O2)
PRIVATE OPEN SPACE

SECTION 38—PRIVATE OPEN SPACE ZONES (O2)

The following provisions shall apply in all O2 Zones:—
No person shall hereafter use any building, structure or land, or erect any building or structure except in accordance with the following provisions:—

**USES
PERMITTED**

38.1 USES PERMITTED

- Those uses which are permitted in “O1” Zones, and
- (a) a radio and television transmission tower, and a building for the operation of mechanical equipment incidental to the operation thereof,
 - (b) a club house and other buildings incidental and accessory to the operation of a golf course.

**SEMI-PUBLIC OPEN SPACE
ZONES (O3)**

SECTION 39—SEMI-PUBLIC OPEN SPACE ZONES (O3)

The following provisions shall apply in all O3 Zones:—
No person shall hereafter use any building, structure or land, or erect any building or structure, except in accordance with the following provisions:—

**USES
PERMITTED**

39.1 USES PERMITTED

- (a) **Residential**
No residential uses shall be permitted except for one or more dwelling units for a caretaker, watchman, or other similar person employed on the premises concerned.
- (b) **Public**
Any station, yard, building, park or parkway, operated or used by the Township of North York, the Municipality of Metropolitan Toronto, the Province of Ontario, the Dominion of Canada, the Hydro-Electric Commission of the Township of North York, the Hydro Electric Power Commission of Ontario, The North York Township Board of Education, the Township of North York Library Board, the Metropolitan Separate School Board, the University of Toronto, the Toronto Transit Commission, the Bell Telephone Company of Canada, the Metropolitan Toronto and Region Conservation Authority, or any public railway company.
A cemetery, mausoleum and columbarium together with any chapel or other buildings appurtenant to and incidental to such use, including a crematorium, provided a license has been obtained in accordance with the provisions of “The Cemetery Act” and subject to compliance with provisions of Sections 39.2 and 39.3.

**AREA
REQUIRE-
MENTS FOR
CEMETERIES**

39.2 AREA REQUIREMENTS FOR CEMETERIES

39.2.1 Lot Area

With the intent that no cemetery shall be established which shall interfere with the future street pattern of the Township, no area larger than forty acres may be used for cemetery purposes unless each parcel of not more than forty acres is bounded on all sides by through streets. Such streets shall conform to the Official Plan of the Township, and unless already dedicated to and assumed by any highway authority, shall be built to Township specifications by the owner of the cemetery.

39.2.2 Lot Frontage	LOT FRONTAGE
Maximum when uninterrupted by through streets—1,320 feet.	
39.2.3 Lot Depth	
Maximum when uninterrupted by through streets—1,320 feet.	
39.3 YARD REQUIREMENTS	YARD REQUIREMENTS
Notwithstanding anything contained under Section 36.2 of this By-law, a memorial stone or a monument which is less than ten feet (10') in height may be erected three feet (3') from the nearest lot line.	
39.4 Exception:	EXCEPTION
Notwithstanding the foregoing, for that portion of Lot 20, Concession IV, West of Yonge Street, owned by The Toronto General Burying Grounds, the provisions of Chapter 137, R.S.O. 1925, shall prevail.	

SECTION 40—ADMINISTRATION

This By-law shall be administered by the Building Commissioner, and no permit for the use of land or for the erection or use of any building or structure and no certificate of occupancy or approval of application for any municipal license within the jurisdiction of the Council shall be issued or given, where the proposed building, structure (including a sign), or use is in violation of any provisions of this By-law.

40.1
No person shall change the existing use of any land, building or structure to a different class or kind of use unless and until he shall have obtained from the Building Commissioner a statement in writing certifying that the new use is in accordance with the provisions of this By-law.

40.2 APPLICATION AND PLANS	APPLICATION AND PLANS
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In addition to the requirements of the Building By-law, every application for a building permit shall be accompanied by plans, in duplicate, drawn to a scale of either ten feet to the inch or twenty feet to the inch, based upon an actual survey by an Ontario Land Surveyor, showing the true shape and dimensions of the lot to be used, or upon which it is proposed to erect any building or structure, and showing the proposed location, height and dimensions of the building or structure or work, in respect of which the permit is applied for, and the location of every building or structure already erected on or partly on such lot, together with a block plan, and a statement signed by the owner or his agent duly authorized thereunto in writing filed with the Building Commissioner, which statement shall set forth in detail the current and intended use of each building and structure or part thereof, the sanitary facilities available and all information necessary to determine whether or not every such building and structure conforms with the aforesaid requirements of this By-law. The lot and the location of every building and structure thereon shall be staked out on the ground before construction is started.

40.3
The lack of a survey, or a mistake does not relieve any person from liability for not complying with the provisions of this or any other By-law of the Township of North York, *i.e.*, responsibility is not upon the Township Corporation, whose rights are preserved even in the case of a mistake of its own official.

CONTINUATION OF EXISTING
REGULATIONS

INSPECTION
OF
PREMISES

40.4 INSPECTION OF PREMISES

The Building Commissioner or any officer or employee of the Township acting under his direction is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that the provisions of this By-law are not being complied with, and for the purpose of carrying out his duties under this By-law.

VIOLA-
TIONS AND
PENALTIES

40.5 VIOLATIONS AND PENALTIES

Every person who uses any land, or erects or uses any building or structure in a manner contrary to any requirements of this By-law or who causes or permits such use or erection, or who violates any provision of this By-law, or causes or permits a violation, shall, upon conviction therefor, forfeit and pay a penalty not exceeding three hundred dollars (\$300.00), exclusive of costs, for each such offence, and every such penalty shall be recoverable under The Summary Convictions Act.

SECTION 41—CONTINUATION OF EXISTING REGULATIONS

All By-laws in force within the Township of North York regulating the use of lands, and the use, bulk, height, and location of buildings shall be and the same are amended insofar as it is necessary to give effect to the provisions of this By-law, and the provisions of this By-law shall govern, provided, however, where this By-law does not control, existing Township By-laws shall remain in full force and effect.

VALIDITY

SECTION 42—VALIDITY

Should any section, clause or provision of this By-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the part so declared to be invalid.

This By-law shall come into force upon receiving the approval of The Ontario Municipal Board and the issue of its formal order thereof and the said Board declaring that the said By-law conforms to the Official Plan of the Township as amended.

Read a first and second time this 30th day of January, A.D. 1952.

“SEAL”

“NELSON A. BOYLEN”,
Reeve.

“A. G. STANDING”,
Clerk.

Read a third time and finally passed this 25th day of June, A.D. 1952.

“SEAL”

“NELSON A. BOYLEN”,
Reeve.

“A. G. STANDING”,
Clerk.

SCHEDULE "E"

BY-LAW No. 7625

AS AMENDED BY BY-LAW No. 8365

Speight, van Nostrand, Ward & Anderson

South Side Trethewey Drive

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of North York, in the County of York and Province of Ontario, being composed of parts of Lots 3 and 4 in Concession IV west of Yonge Street of the original Township of York, the boundaries of the said parcel of land being described as follows:—

PREMISING that the south-westerly limit of Industry Street as extended by By-law No. 3613 of the Municipal Corporation of the Township of North York, has a course of North Fifty-five degrees Thirty-nine minutes West (N. 55° 39' W) and relating all bearings herein thereto:

COMMENCING at a point where a stake has been planted in the westerly limit of the said Lot 4, being the easterly limit of Jane Street, the said point being distant two hundred and six feet two and one-half inches (206' 2½") measured northerly along the said easterly limit from a stake planted in the existing limit between the said Lot 3 and 4;

THENCE South Nine degrees Forty-four minutes East (S. 9° 44' E) along the said easterly limit of Jane Street four hundred and fifty feet (450') to a stake planted in the existing north-easterly limit of right-of-way lands of the Canadian Pacific Railway Company;

THENCE South Fifty-five degrees Thirty-nine minutes East (S. 55° 39' E) along the said north-easterly limit of right-of-way lands six hundred and forty-nine feet seven inches (649' 7") to a round iron bar planted;

THENCE South Thirty-four degrees Twenty-one minutes West (S 34° 21' W) along a limit of the said right-of-way lands ten feet (10') to a stake planted;

THENCE South Fifty-five degrees Twenty-nine minutes East (S. 55° 29' E) along the said north-easterly limit of right-of-way lands six hundred and ninety-eight feet eleven inches (698' 11") to a stake planted at a point therein distant thirty feet (30') measured north-westerly thereon from the north-westerly angle of Block B according to a plan filed in the Registry Office for the Registry Division of the East and West Ridings of the County of York as No. 2562;

THENCE North Thirty-four degrees Twenty-one minutes East (N. 34° 21' E) eight hundred feet (800') to a stake planted at a point in the said south-westerly limit of Industry Street extended as aforesaid, the last mentioned point being distant six hundred and fifty-eight feet three inches (658' 3") measured on a course North Fifty-five degrees Thirty-nine minutes West (N. 55° 39' W) thereon from the north-easterly angle of the said Block B;

THENCE continuing North Thirty-four degrees Twenty-one minutes East (N. 34° 21' E) sixty-six feet (66') to the north-easterly limit of Industry Street extended as aforesaid;

THENCE South Fifty-five degrees Thirty-nine minutes East (S. 55° 39' E) along the last mentioned north-easterly limit twelve feet (12') more or less to a point therein distant six hundred and ninety-eight feet eight inches (698' 8") measured on a course North Fifty-five degrees Thirty-nine minutes West (N. 55° 39' W.) thereon from the north-westerly angle of Block A according to the said Plan 2562, being a point in the southerly limit of the said Lot 3;

THENCE North-easterly at right angles to the said north-easterly limit of Industry Street five hundred and fifty feet (550') to a line drawn parallel to the said north-easterly limit of Industry Street;

SCHEDULE "E"

THENCE South-easterly along the said parallel line six hundred and ninety-six feet seven inches (696' 7") more or less to a stake planted to mark the most westerly angle of the lands of the Wall Chemicals Canadian Corporation Limited, being at a point in the said parallel line distant four hundred and thirty-four feet five inches (434' 5") measured north-westerly thereon from the said southerly limit of Lot 3;

THENCE North Seventeen degrees Twenty-nine minutes East (N. 17° 29'E.) being along the westerly limit of the said lands of Wall Chemicals Canadian Corporation Limited, six hundred and forty-three feet five inches (643' 5") more or less to an iron pipe planted in the southerly limit of Trethewey Drive, as dedicated by Instrument No. 11082 for the Township of North York on file in the said Registry Office, at a point therein distant one hundred and ten feet two inches (110' 2") measured westerly thereon from an iron pipe planted to mark a point of curve in the said southerly limit of Trethewey Drive;

THENCE North Eighty-three degrees Forty-five minutes West (N. 83° 45' W.) along the said southerly limit of Trethewey Drive twenty-four hundred and seventy-five feet two and three-quarter inches (2,475' 2¾") to the point of intersection with a line drawn on a course North Thirty-four degrees Twenty-one minutes East (N. 34° 21' E.) from a point where a stake has been planted in the said south-westerly limit of Industry Street, the last mentioned point being distant twenty-three hundred and nineteen feet ten inches (2,319' 10") measured on a course North Fifty-five degrees Thirty-nine minutes West (N. 55° 39' W) thereon from the said north-easterly angle of Block B;

THENCE South Thirty-four degrees Twenty-one minutes West (S. 34° 21' W.) sixty-six feet four inches (66' 4") to the last mentioned point where a stake has been planted;

THENCE South Thirty-four degrees Twenty-one minutes West (S. 34° 21' W.) four hundred and sixty-four feet four and three-quarter inches (464' 4¾") more or less to the point of commencement.

Speight, van Nostrand, Ward & Anderson,
per "John van Nostrand"

Ontario Land Surveyors,
Toronto, February 24th, 1953.

